

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, March 21, 2018; 5:30 PM

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

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public hearing for the Ordinance for Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. 10 units are proposed. [Ward 7]
2. Public hearing on the recommendations for Year 44 (July 1, 2018 – June 30, 2019) Community Development Block Grant (CDBG) funds [All Wards].

B. Public Works

1. Public Hearing on the plans, specifications, form of contract and estimated cost for the 2018 General Street Resurfacing Program, CIP #35026. [Wards 1, 4, & 7]
2. Public Hearing on the plans, specifications, form of contract and estimated cost for the 200 Block of Brady Street Streetscape Improvements Project, CIP #35022. [Ward 3]
3. Public Hearing on the plans, specifications, form of contract and estimated cost for the Main Street Sanitary Sewer Improvements Project, CIP #30001. [Ward 3]

VII. Presentations

A. Sound the Alarm Program

VIII. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderman Dickmann

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chairman; Rich Clewell, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. [Ward 3]
2. First Consideration: Ordinance for Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]
3. Resolution approving Case No. Final Plat F17-14 Falcon Pointe First Addition, being a replat of Lot 3 of Eagle's Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and one (1) outlot on 22.16 acres, more or less. Detention is on a separate outlot south of the plat on 3.39 acres, more or less. [Ward 1]
4. Resolution to set a public hearing on the proposed conveyance of the following property: The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park 6th Addition, to Petitioner Deere & Company. [Ward 8]
5. Resolution setting a public hearing concerning the proposed conveyance of vacated public right of way, that being part of East 10th Street lying north of the sidewalk at 1002 Bridge Avenue. Juan Goitia, Petitioner.[Ward 5]
6. Motion approving the allocations for Year 44 (July 1, 2018 – June 30, 2019) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds. [All Wards]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Rita Rawson, Chairman; JJ Condon, Vice Chairman

III. PUBLIC SAFETY

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

Davenport Schools, High School and Intermediate Track Meets, April 3, 5, 12, 16;

3:45 - 6:00 PM, Closure Location: 36th Street between Brady and Davenport Avenue [Ward 5]

Quad City Bicycle Club, Kwik Star Criterium, May 28, 5 AM to 10:00 PM; Closure Location: Mound Street from 11th to 12th Streets; 11th Street from Mound Street to Hillcrest Avenue; Hillcrest Avenue to Fulton Avenue; Fulton Avenue from Hillcrest to Mound Street [Wards 5 & 6]

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

St Ambrose University, 418 W. Locust; Final Weekend in April, April 27, 7:00 PM to April 28, 12:30 AM and April 28, 8:00 AM to Midnight; Outdoor Music at Roglaski Center, Over 50 dBa [Ward 4]

John F. Kennedy Catholic School, 4400 West Central Park; OLV JF Gala, May 5; Noon to 11:30 PM, Outdoor Music, Over 50 dBa [Ward 4]

3. Motion approving beer and liquor license applications.

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

Ward 3

Great River Brewery (Old Capital Brew Works and Public House, LLC) - 322 & 332 E 2nd St. - Outdoor Area - Ownership Update

Ward 5

Aldi, Inc. #15 (Aldi, Inc.) - 1702 Brady St. Midtown Plaza - Premise Update - License Type: C Beer

Ward 8

QC Marts (Bethany Enterprises, Inc.) - 6807 Northwest Blvd. - New License - License Type: C Beer

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

Ward 3

Great River Brewery (Old Capital Brew Works and Public House, LLC) - 322 & 332 E 2nd St. - Outdoor Area - License Type: C Liquor

4. Motion for approving the petition for a street light at the intersection of Rockingham Road and Ricker Hill Road. [Ward 1]

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution approving the plans, specifications, form of contract and estimated cost for the Main Street Sanitary Sewer Improvements Project, CIP #30001. [Ward 3]
2. Resolution approving the plans, specifications, form of contract and estimated cost for the 2018 General Street Resurfacing Program, CIP #35026. [Wards 1, 4, & 7]
3. Resolution approving the plans, specifications, form of contract and estimated cost for the 200 Block of Brady Street Streetscape Improvements Project, CIP #35022. [Ward 3]
4. Resolution adopting the Iowa Statewide Urban Design Standards for Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements and the City of Davenport Supplemental Specifications manuals. [All Wards]
5. Resolution assessing the cost of building board up at various lots and tracts of real estate. [All Wards]
6. Resolution assessing the cost of brush and debris removal at various lots and tract of real estate. [All Wards]
7. Resolution assessing the cost of sidewalk replacement at various lots and tracts of real estate. [All Wards]
8. Resolution approving the specifications, form of contract, and estimated cost for the FY2019 Sidewalk Contract, CIP #28020. [All Wards]
9. Motion awarding the contract for the Nuisance Mowing 2018 to L & L Lawn and Maintenance, LLC of Davenport, IA. [All Wards]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Kerri Tompkins, Chairman; Marion Meginnis, Vice Chairman

VII. FINANCE

1. Resolution Adopting the City Administrator's CY 2018 and CY 2019 Workplan.
2. Resolution approving six Open Prairie Tax Exemptions. [All Wards]
3. Resolution awarding a contract for interior and exterior rehab of 1412 West 15th Street to River Valley Homes of Bettendorf, IA in the amount of \$180,000. [Ward 4]
4. Resolution awarding a contract for the Avaya phone system upgrade to Morgan Birge & Associates of Chicago, IL in an amount not-to-exceed \$416,733. [All Wards]

5. Motion accepting the Matrix Consulting Group's final reports for the Police and Fire Operational Study. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Nozztez, Inc. - Chain cutter nozzle (PW/Sewers) - Amount: \$11,069
2. RDG Planning & Design - Davenport-GO Transportation Plan - Amount: \$11,000
3. Socrata - Annual web-based platform service - Amount: \$27,810
4. Truck Country of Iowa - Used semi-tractor for Compost - Amount: \$23,900

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

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

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

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286
Wards: 7

Action / Date
3/21/2018

Subject:

Public hearing for the Ordinance for Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. 10 units are proposed. [Ward 7]

Recommendation:

Hold the public hearing

Findings:

That the proposed development fits with the surrounding developments

The City Plan and Zoning Commission accepts the findings and forward Case No. REZ18-01 to the City Council for approval subject to the following conditions:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

The Commission vote was 9-yes, 0-no and 0 abstention.

THE PROTEST RATE IS 0.0%.

Relationship to Goals:

Neighborhood Improvement

Background:

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density. The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

For further background information please refer to the background materials.

ATTACHMENTS:

Type

Description

- ▣ Resolution Letter
- ▣ Backup Material

REZ18-01 PH only
REZ18-01 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Thorndike, Tiffany	Approved	3/16/2018 - 11:53 AM

TO BE PUBLISHED IN THE WEDNESDAY MARCH 14, 2018 ADDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO NO. 1813087 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

TO WHOM IT MAY CONCERN:

There is on file in the Community Planning and Economic Development Department of the City of Davenport, the following petitions:

REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

The property has the following legal description:

Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:

Lot 3 of Ryde High Second Addition to the City of Davenport, County of Scott, Iowa.

The above described Tract contains 1.19 acres, more or less.

The City Plan and Zoning Commission accepted the findings and forwards Case No. REZ18-01 to the City Council for approval subject to the following conditions:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

A public hearing on this ordinance will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, March 21, 2018, at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO NO. 1813087.

Department of Community Planning & Economic Development

Phone: (563) 326-7765

Email: planning@ci.davenport.ia.us



March 07, 2018

Honorable Mayor and City Council
City Hall
Davenport, IA 52801

Honorable Mayor and City Council:

At its regular meeting of March 06, 2018, the City Plan and Zoning Commission considered Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density. The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

Findings

That the proposed development fits with the surrounding developments

Recommendation:

The City Plan and Zoning Commission accepts the finding and forwards Case No. REZ18-01 to the City Council for approval subject to the following condition:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



APPROVED		TABLED ONE CYCLE							
Name:	Roll Call	REZ18-01 FOREST VIEW LLC TOM SWANWICK	F18-02 BETT'S CORP- ORATION 2ND						
Connell	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	P	Y	Y						
Martinez	A								
Medd	P	Y	Y						
Quinn	P	Y	Y						
Reinartz	P	Y	Y						
Tallman	P	Y	Y						
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN						



City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: March 06, 2018
Request: C-2 General Commercial to R-6M Planned Unit Development
Address: Lot 3 Ryde High 2nd Add'n – S of E 46th St between Grand & Tremont Aves
Case No.: REZ18-01
Applicant: David Meyer on behalf of Tom Swanwick dba Forest View LLC

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. REZ18-01 to the City Council for approval subject to the listed condition.

Introduction:

Request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

AREA CHARACTERISTICS:

Aerial

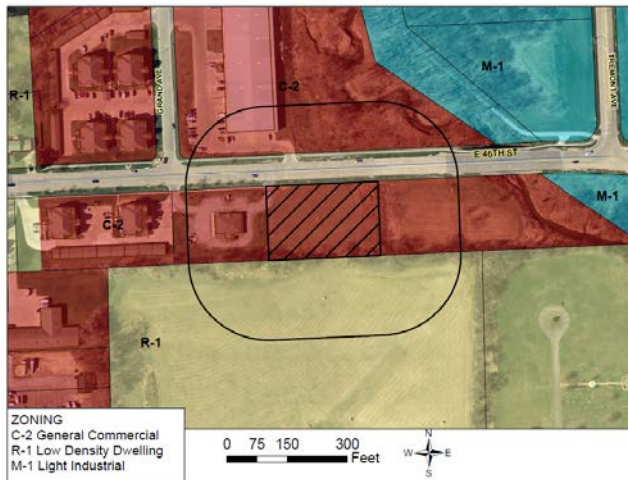


2014 Aerial Photo

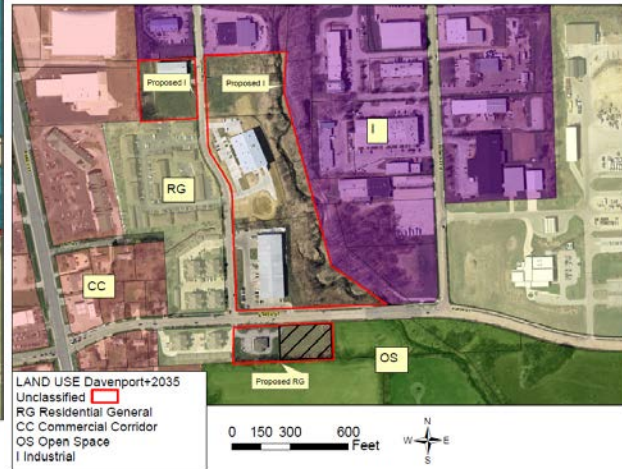
0 100 200 400
Feet



Zoning Map



Land Use



Background: **Comprehensive Plan:**

Within Urban Service Boundary +2035: Yes

Future Land Use Designation: The property being rezoned, the abutting property to the west and the area north of 46th Street (outlined in red) was missed during the development of the Davenport+2035 Land Use map. Staff would suggest that this be rectified as part of this rezoning.

Staff proposes the area south of 46th Street be classified as Residential General (RG) and the area north of 46th Street be classified as Industrial (I).

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

Relevant Goals to be considered in this Case:

Identify and reserve land for current and future development – *encourage a full range of development.*

Zoning:

The property is currently zoned “C-2” General Commercial District. The C-2 designation would allow for multiple family (apartments) similar to those developed to the west and northwest. The Planned Unit Development would allow for the attached town homes on individual lots (fee simple title).

Technical Review:

Streets. The property is located along East 46th Street east of Brady Street / Welcome Way couplet. East 46th St dead-ends east at the railroad to the east. There is a separation requirement for the driveways of 203 feet. The topography may not allow a full 230 feet but discussion with the City's Development and Traffic Engineers should be held earlier than later.

Storm Water. Stormwater infrastructure is located in East 46th Street.

Sanitary Sewer. Sanitary sewer service is located along the south side of East 46th Street (8-inch line).

Other Utilities. This is an urban area and normal utility services are available.

Emergency Services. The property is located approximately 1-1/2 miles from Fire Stations No. 3 at 3506 Harrison Street and 2-miles from Fire Station No. 8 at 2820 E 53rd Street.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:

A neighborhood meeting was held February 13th at the Public Works Center. No one from the notice area attended. The developer presented staff with the proposed building elevations (not complete) and floor plans.

Discussion:

Zoning

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density.

The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

Staff Recommendation:

Findings:

That the proposed development fits with the surrounding developments

Recommendation:

Staff recommends the City Plan and Zoning Commission accepts the findings and forward Case No. REZ18-01 to the City Council for approval subject to the following condition:

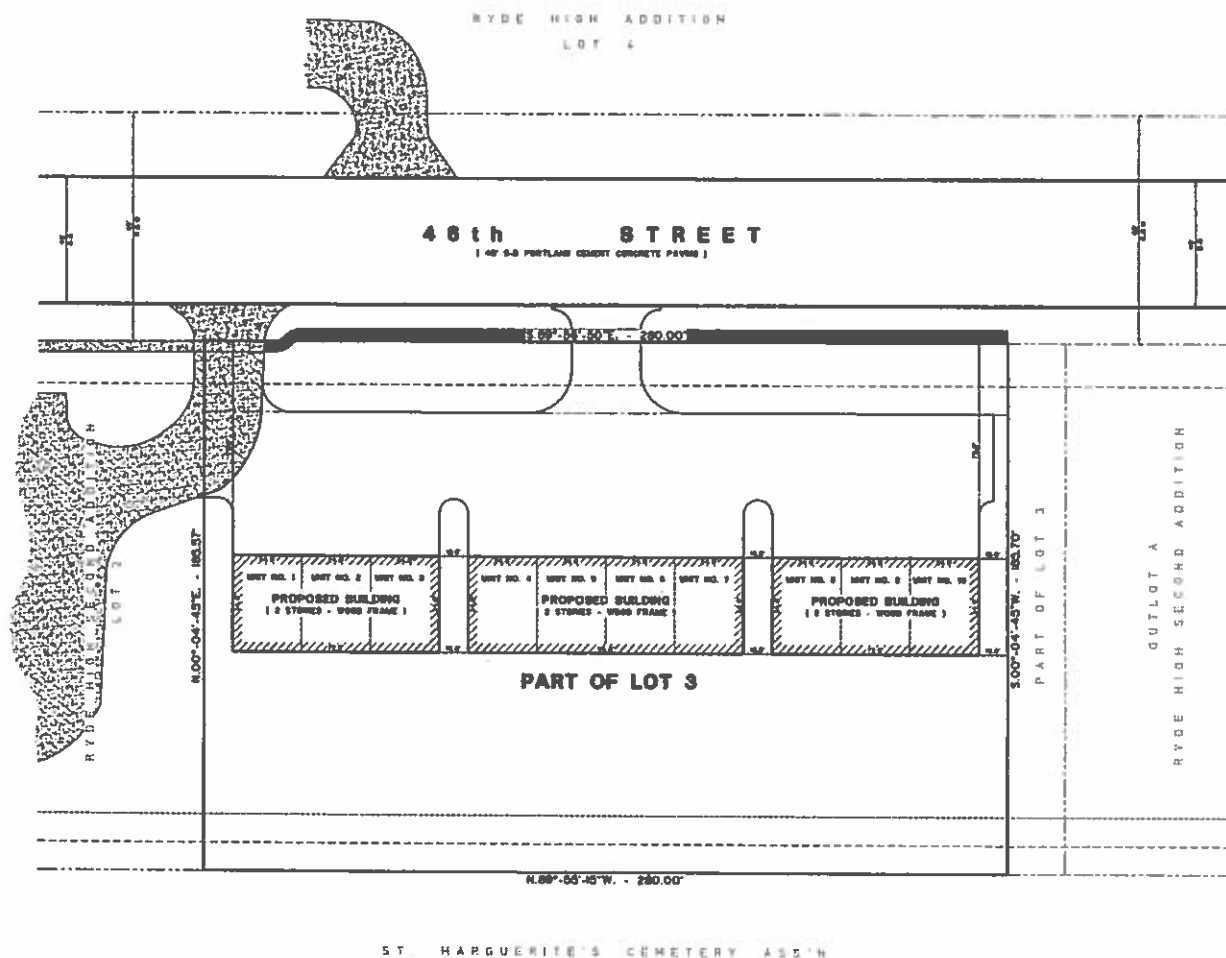
1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division



**PART OF LOT 3
RYDE HIGH SECOND ADDITION
DAYTONPORT, IOWA
SITE PLAN
SHEET 1 OF**

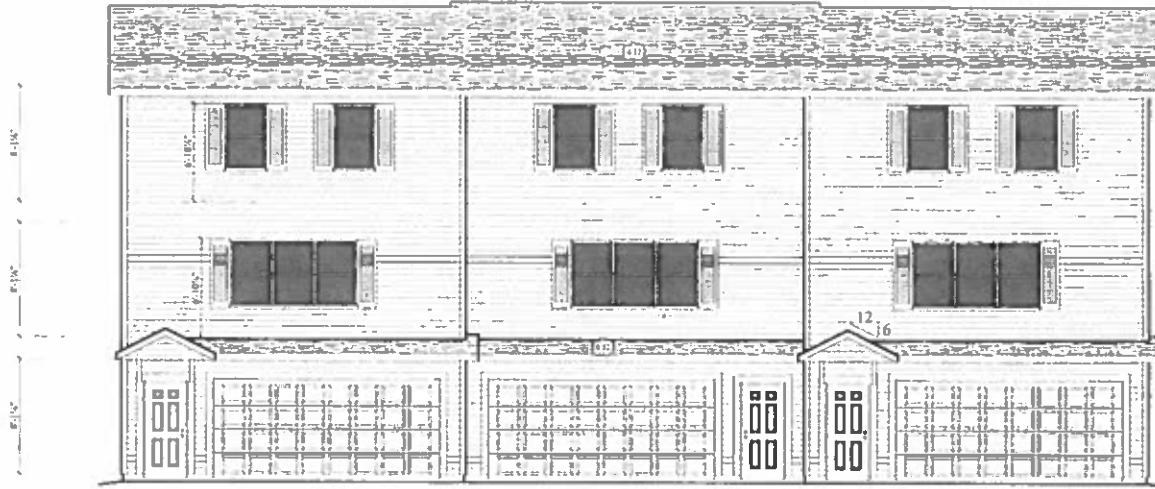


ST. HARGUERITE'S CEMETERY ASS'n

**PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.**

4111 EAST 90th STREET
DAYTONPORT, IOWA 52807
PHONE NUMBER: (563) 399 - 1349

VMCE 17263 - 82

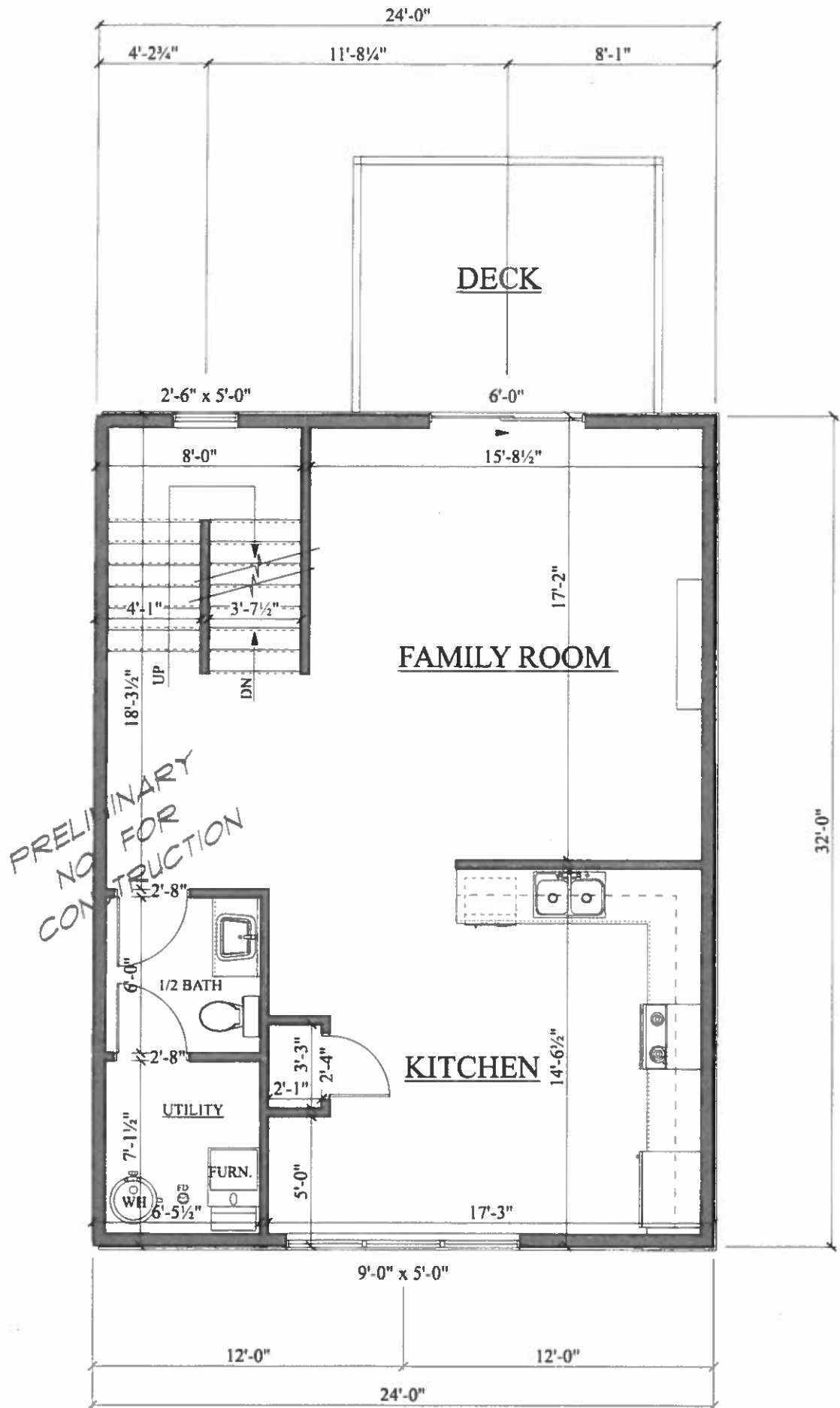


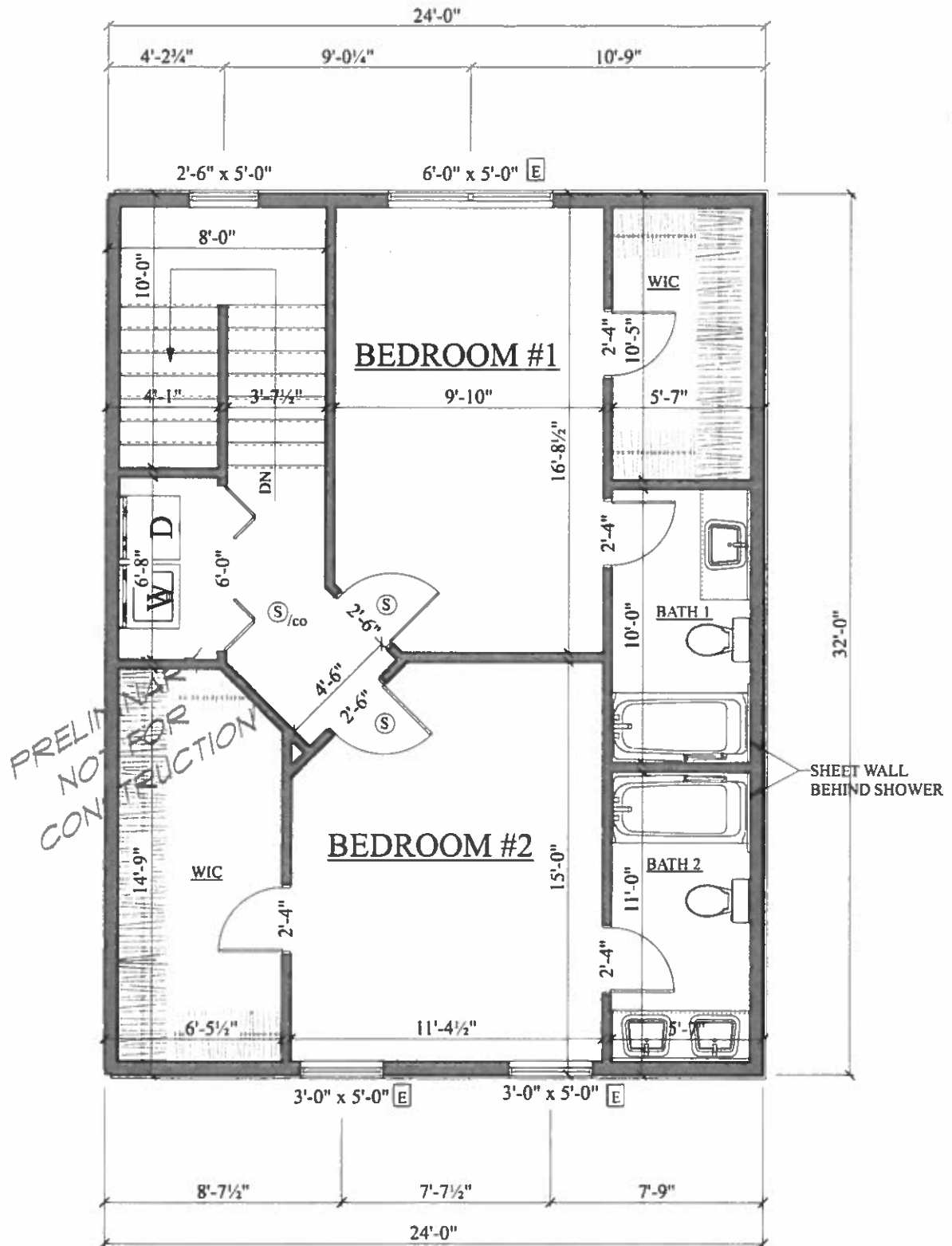
FRONT ELEVATION

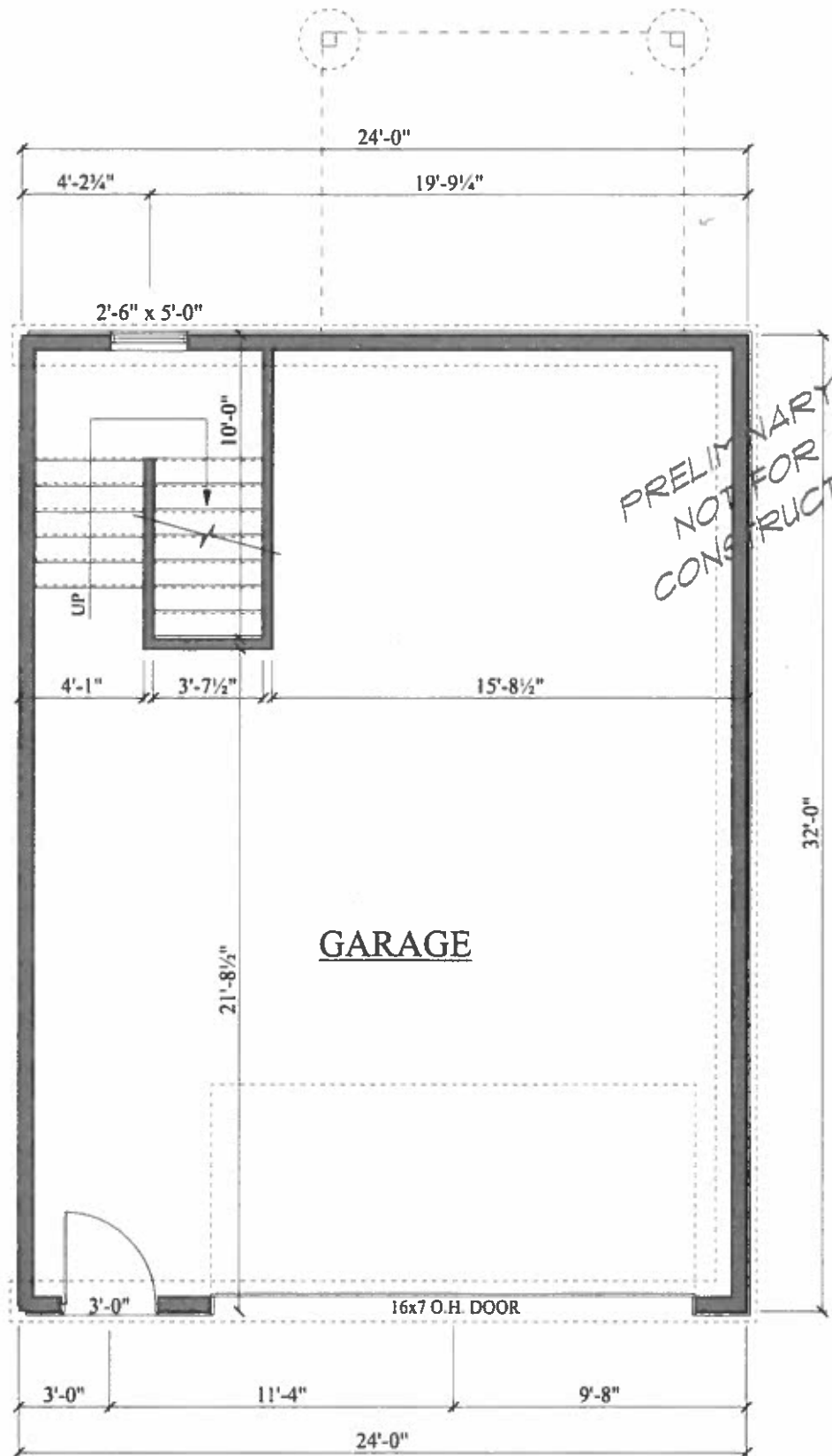


REAR ELEVATION

SHEET # 1	JOB # 1972-1017 SCALE 1/4" = 1'-0" February 28, 2015	SUBJECT NAME SWANEY WEST 46TH CONDOS	SHEET DESCRIPTION Front & Rear Elevations
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City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Heather Johnson, 888-2004
Wards: All

Action / Date
CD3/21/2018

Subject:

Public hearing on the recommendations for Year 44 (July 1, 2018 – June 30, 2019) Community Development Block Grant (CDBG) funds [All Wards].

Recommendation:

Hold the public hearing.

Relationship to Goals:

Enhance Quality of Life.

Background:

The Citizens Advisory Committee (CAC) completed its process for funding recommendations for the Year 44 CDBG program, which is a subpart of the City's FY 19 operating budget. The CAC reviewed the CDBG applications at a work session and held a public meeting at which applicants made presentations and answered questions about their programs and projects. The CAC's process concluded on March 5th when the CAC voted on its Year 44 funding recommendations for the FY19 CDBG estimated entitlement of \$1,200,000. The vote on the entire slate of recommended allocations was unanimous.

For FY19, the City's CDBG allocation is estimated to be \$1,200,000. Awarding of these funds is contingent upon the City receiving the entitlements as indicated from the Department of Housing and Urban Development.

On the CD Committee agenda there is an action item to approve the CAC's recommendations.

ATTACHMENTS:

Type	Description
□ Cover Memo	CDBG YR 44 Recommendation Summary2

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Thorndike, Tiffany	Approved	3/16/2018 - 11:53 AM

CDBG YR 44 APPLICATION SUMMARY
July 1, 2018 to June 30, 2019

	<u>YEAR 43</u> <u>Council</u> <u>Approved</u> <u>July 26, 2017</u>	<u>YEAR 44</u> <u>AGENCY</u> <u>REQUESTED</u>	<u>YEAR 44</u> <u>CAC</u> <u>RECOMMENDED</u> <u>03/05/18</u>
ADMINISTRATION			
City Administration/Planning	\$246,037	\$240,000	\$240,000
SUBTOTAL	\$246,037	\$240,000	\$240,000
ECONOMIC DEVELOPMENT			
City Economic Development Fund	\$200,000	\$75,000	\$75,000
SUBTOTAL	\$200,000	\$75,000	\$75,000
HOUSING			
City Housing Progs. Staff & Operations	\$273,481	\$241,245	\$241,245
City Housing Rehab & Neighborhood Revitalization	\$283,667	\$450,000	\$423,755
SUBTOTAL	\$557,148	\$691,245	\$665,000
PUBLIC SERVICES			
Big Brothers/Big Sisters of Q.C.	\$28,763	\$30,000	\$26,383
Boys & Girls Club	\$28,320	\$35,000	\$28,412
Family Resources DV Services	\$25,151	\$35,000	\$32,067
Friendly House Year-Round Youth Program	\$28,291	\$28,291	\$28,291
Humility of Mary Housing, Inc.	\$22,729	See Note 1	
Humility of Mary Shelter	\$22,374	See Note 1	
Humility of Mary Shelter & Housing	See Note 1	\$61,589	\$23,797
Project Renewal	\$30,513	\$31,428	\$30,811
Salvation Army Family Service Center	\$20,859	\$35,000	\$30,239
Vera French Community Mental Health	\$20,000	\$20,000	\$20,000
SUBTOTAL	\$227,000	\$276,308	\$220,000
ALL PROGRAMS TOTAL	\$1,230,185	\$1,282,553	\$1,200,000

Projected Year 44 Entitlement Amount	\$ 1,200,000
Projected plng/admin cap	\$ 320,000
Projected public service cap	\$ 220,000
(cap calculations include program income)	

Note 1:

Humility of Mary Housing and Humility of Mary Shelter, which are currently two legally distinct non-profit groups, will be merging into one organization effective July 1, 2018. A single application was submitted for the new entity.

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: 1, 4, & 7

Action / Date
PW3/21/2018

Subject:

Public Hearing on the plans, specifications, form of contract and estimated cost for the 2018 General Street Resurfacing Program, CIP #35026. [Wards 1, 4, & 7]

Recommendation:

Hold the hearing.

Relationship to Goals:

Enhanced Quality of Life.

Background:

This program is intended to rehabilitate asphalt streets as part of the citywide pavement maintenance program.

The program is scheduled to be bid yet this spring with construction to start early summer. Funding for the 2018 General Street Resurfacing Program is established within CIP #35026. The current estimate is \$3.6 M.

Locations are:

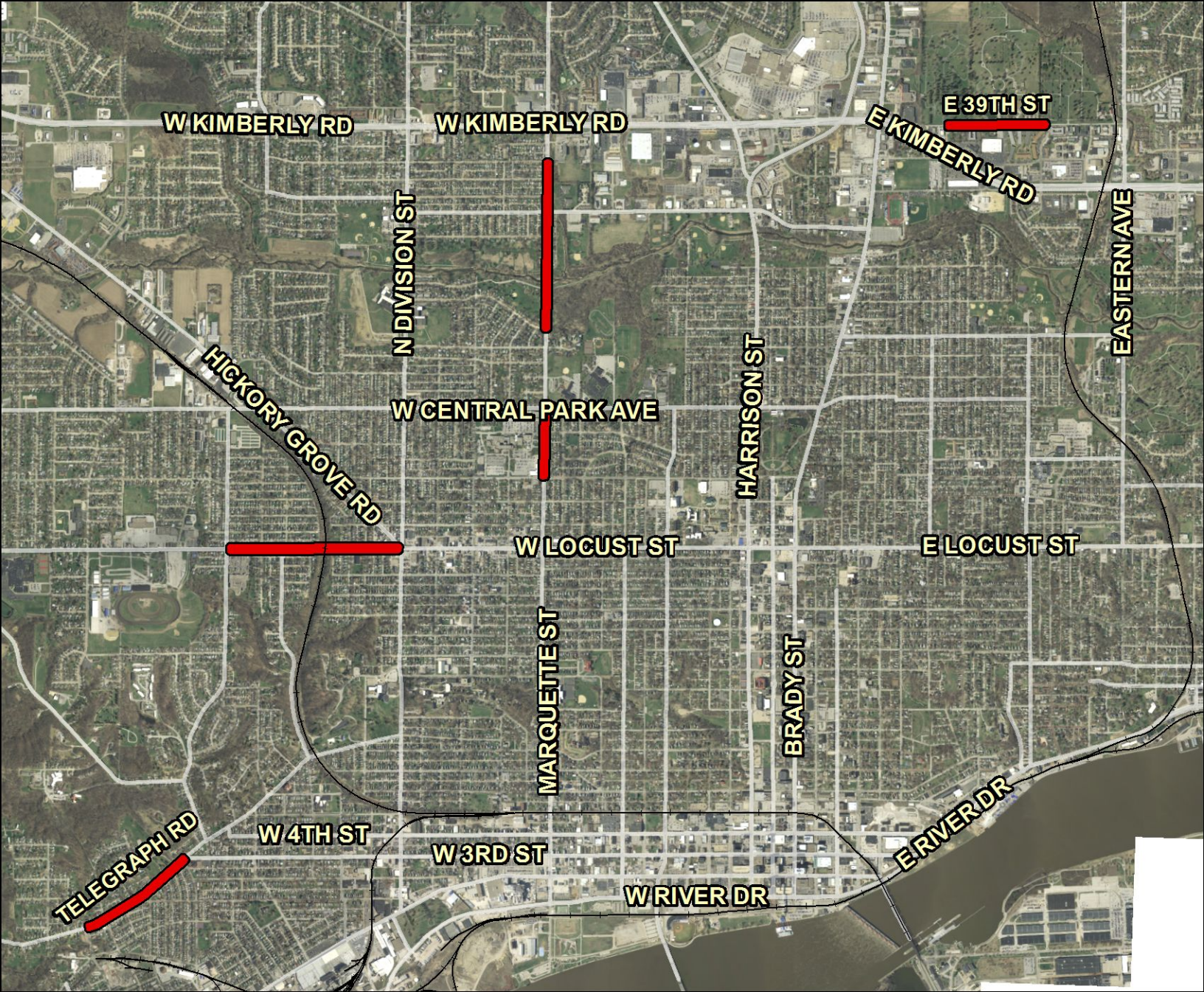
W. Locust – Division Street to Lincoln Avenue
Telegraph Road – 3rd Street to Clark Street
Marquette – Lombard to Central Park
Marquette – 29th to 38th

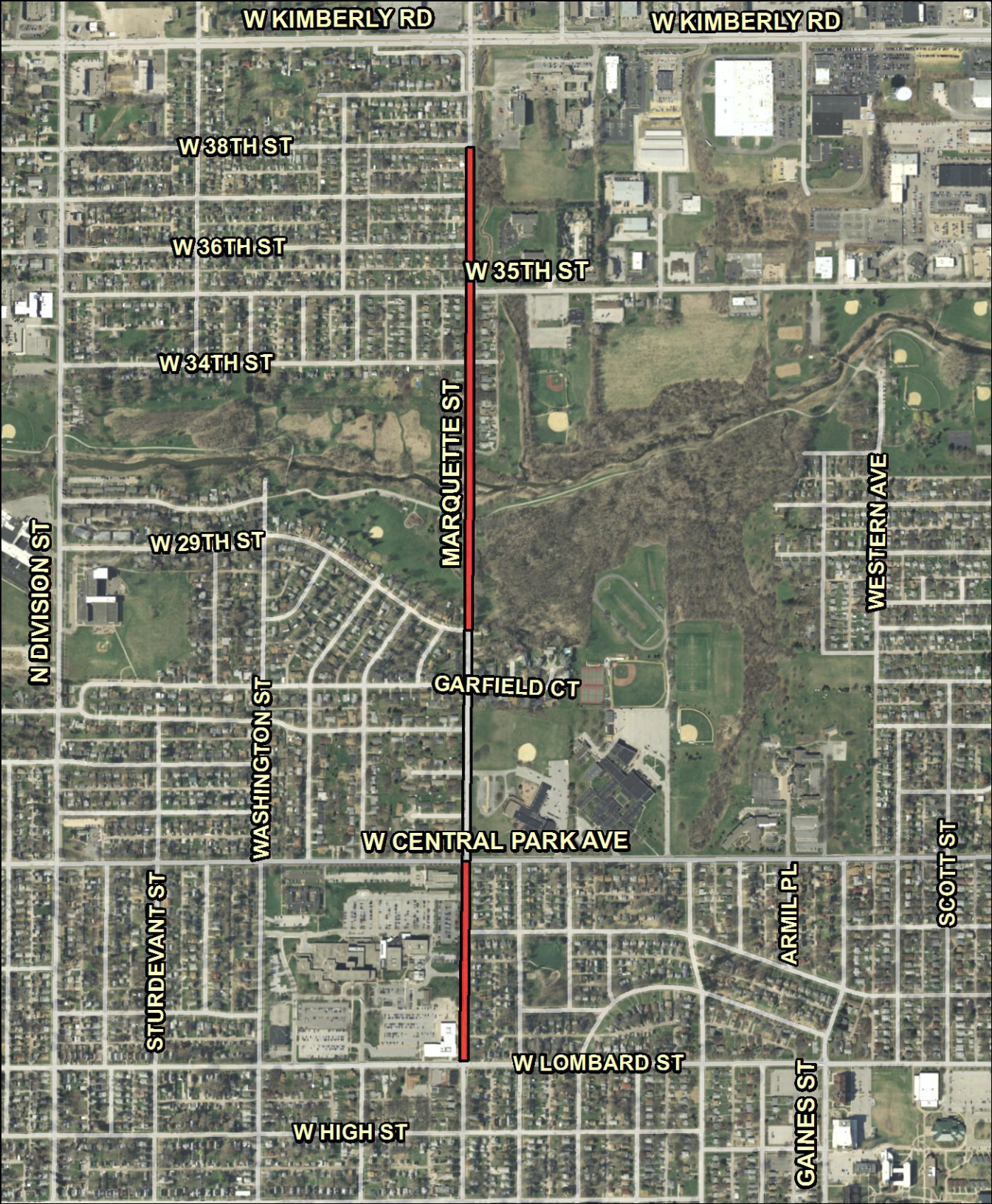
ATTACHMENTS:

Type	Description
□ Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/14/2018 - 2:20 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 1:46 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:18 AM





W KIMBERLY RD

W KIMBERLY RD

W 38TH ST

W 36TH ST

W 35TH ST

W 34TH ST

W 29TH ST

GARFIELD CT

W CENTRAL PARK AVE

W LOMBARD ST

W HIGH ST

N DIVISION ST

WASHINGTON ST

MARQUETTE ST

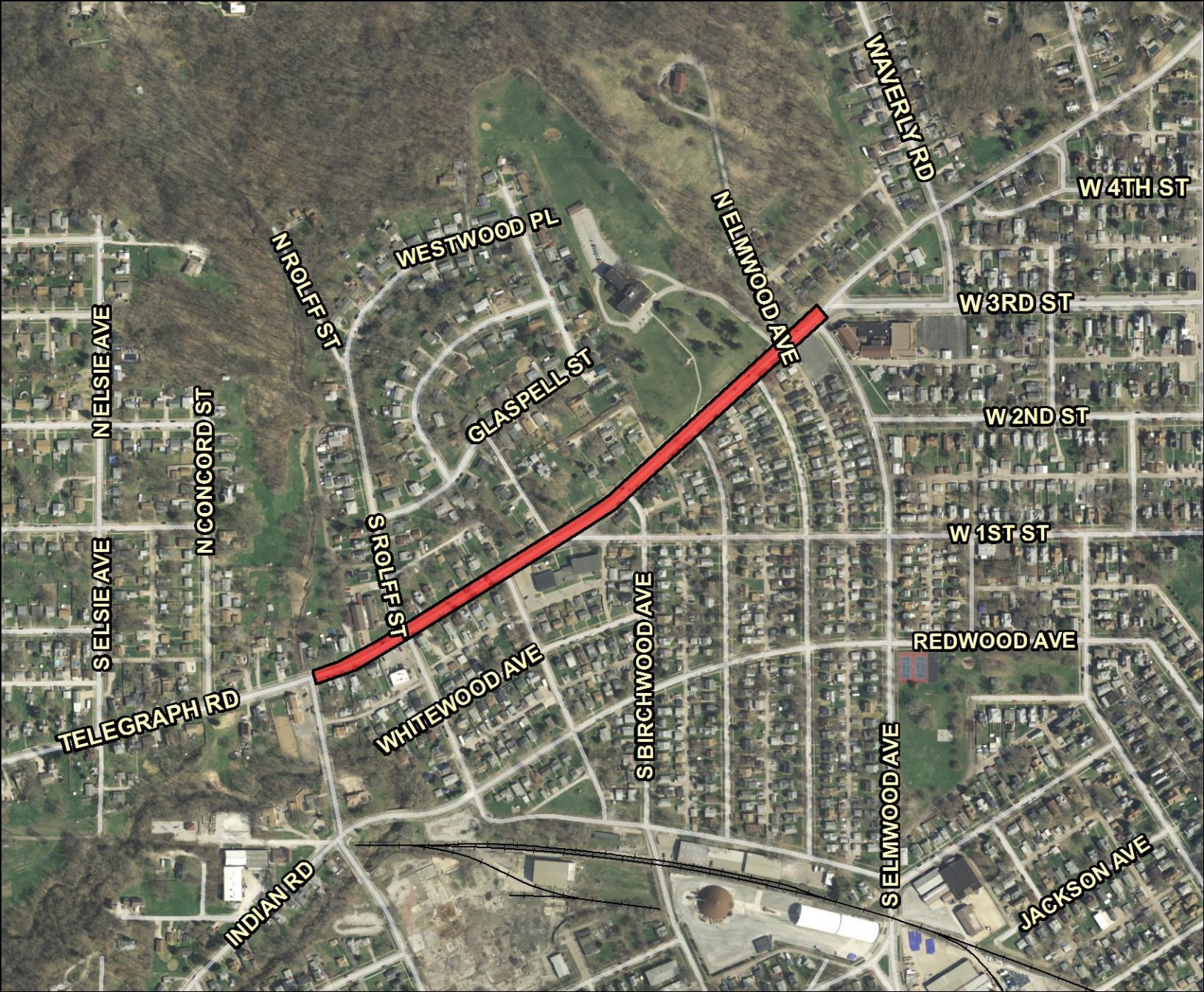
STURDEVANT ST

WESTERN AVE

SCOTT ST

ARMIL PL

GAINES ST



MAVERLY RD

W 4TH ST

W 3RD ST

W 2ND ST

W 1ST ST

REDWOOD AVE

JACKSON AVE

N ELMWOOD AVE

WESTWOOD PL

GLASPELL ST

S ROLOFF ST

WHITEWOOD AVE

S BIRCHWOOD AVE

S ELMWOOD AVE

N ROLFF ST

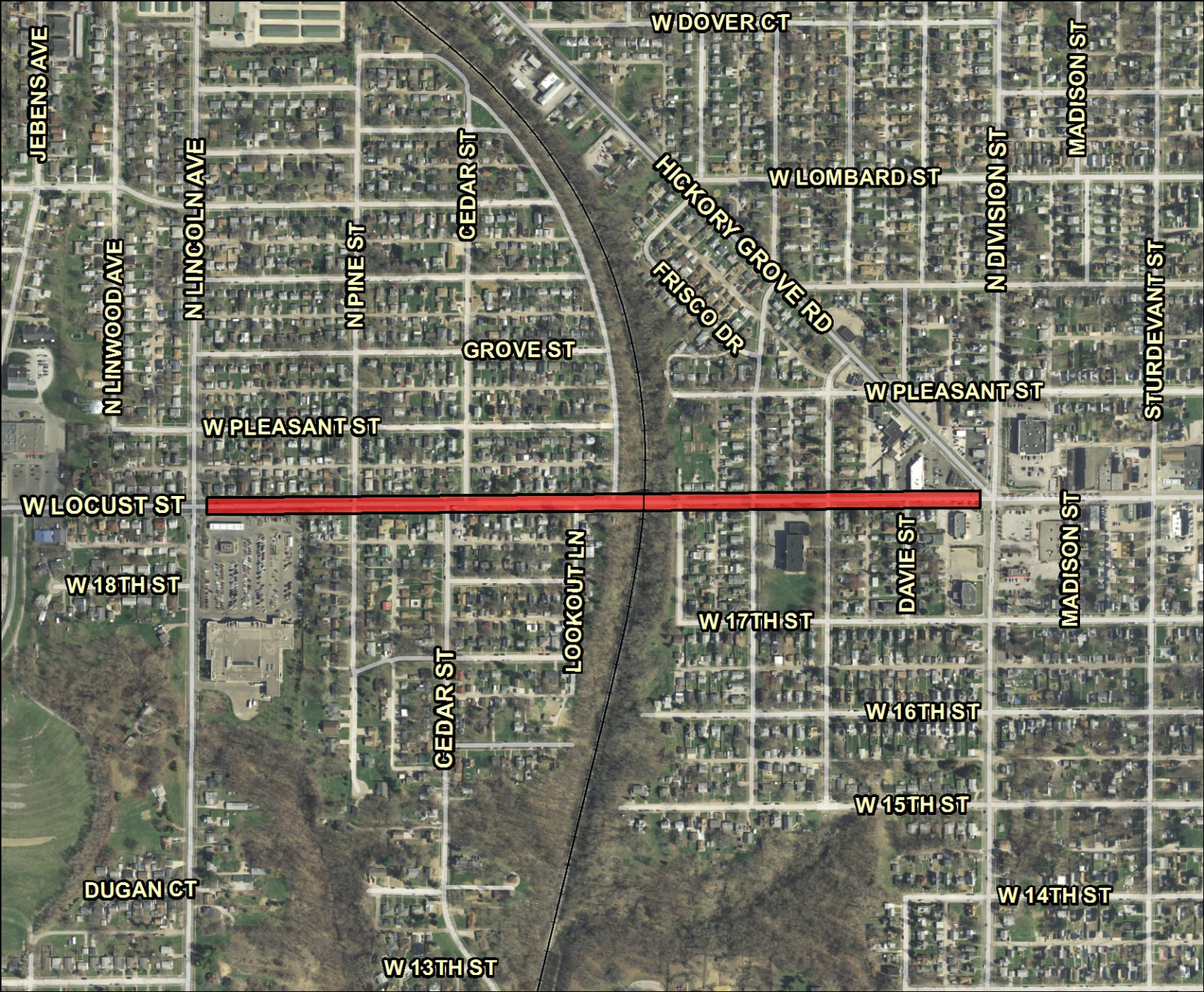
N CONCORD ST

N ELSIE AVE

S ELSIE AVE

TELEGRAPH RD

INDIAN RD



JEBENS AVE

N LINWOOD AVE

N LINCOLN AVE

N PINE ST

CEDAR ST

GROVE ST

W PLEASANT ST

W LOCUST ST

W 18TH ST

DUGAN CT

W 13TH ST

CEDAR ST

LOOKOUT LN

W DOVER CT

W LOMBARD ST

HICKORY GROVE RD

FRISCO DR

W PLEASANT ST

N DIVISION ST

MADISON ST

STURDEVANT ST

DAVIE ST

MADISON ST

W 17TH ST

W 16TH ST

W 15TH ST

W 14TH ST



E 39TH ST

DAVENPORT AVE

E 36TH ST

E 37TH ST

E KIMBERLY RD

E KIMBERLY RD

MISSISSIPPI AVE

EASTERN AVE

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Jen Walker; (563) 326-6168
Wards: 3

Action / Date
PW3/21/2018

Subject:

Public Hearing on the plans, specifications, form of contract and estimated cost for the 200 Block of Brady Street Streetscape Improvements Project, CIP #35022. [Ward 3]

Recommendation:

Hold the hearing.

Relationship to Goals:

Welcoming Neighborhoods

Background:

This project finishes streetscaping on the east side of Brady St. between 2nd St. and 3rd St.

The recently-updated Downtown Davenport Streetscape Improvement Plan design guidelines will be applied, including brick banding, decorative lights, trees, and a bike rack. Sidewalk work was largely completed last year as part of another CIP project.

Per the May 2017 Streetscape Improvement Plan, cost will be shared between the City, property owners, and the Downtown Davenport Partnership.

The current project estimate is \$75,000.

ATTACHMENTS:

Type	Description
▣ Backup Material	Streetscape Improvement Plan

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/14/2018 - 2:11 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 1:46 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:19 AM

Downtown Davenport Streetscape Improvement Plan

City of Davenport, Iowa



January 2018

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1.0 Introduction

Downtown Davenport Streetscape Improvement Plan 2nd Addendum (Streetscape Updates)

In 1996, “Streetscape Master Plan Design Standards” was prepared by LDR International, Inc. for the Davenport Downtown Development Corporation, a predecessor of the Quad Cities Chamber of Commerce. The plan was adopted by the City as an amendment to the City’s Comprehensive Plan. Specific elements of the plan were incorporated into the drafting of the more detailed “The Standard Specification for Public Improvement” document which is used by Davenport Public Works.

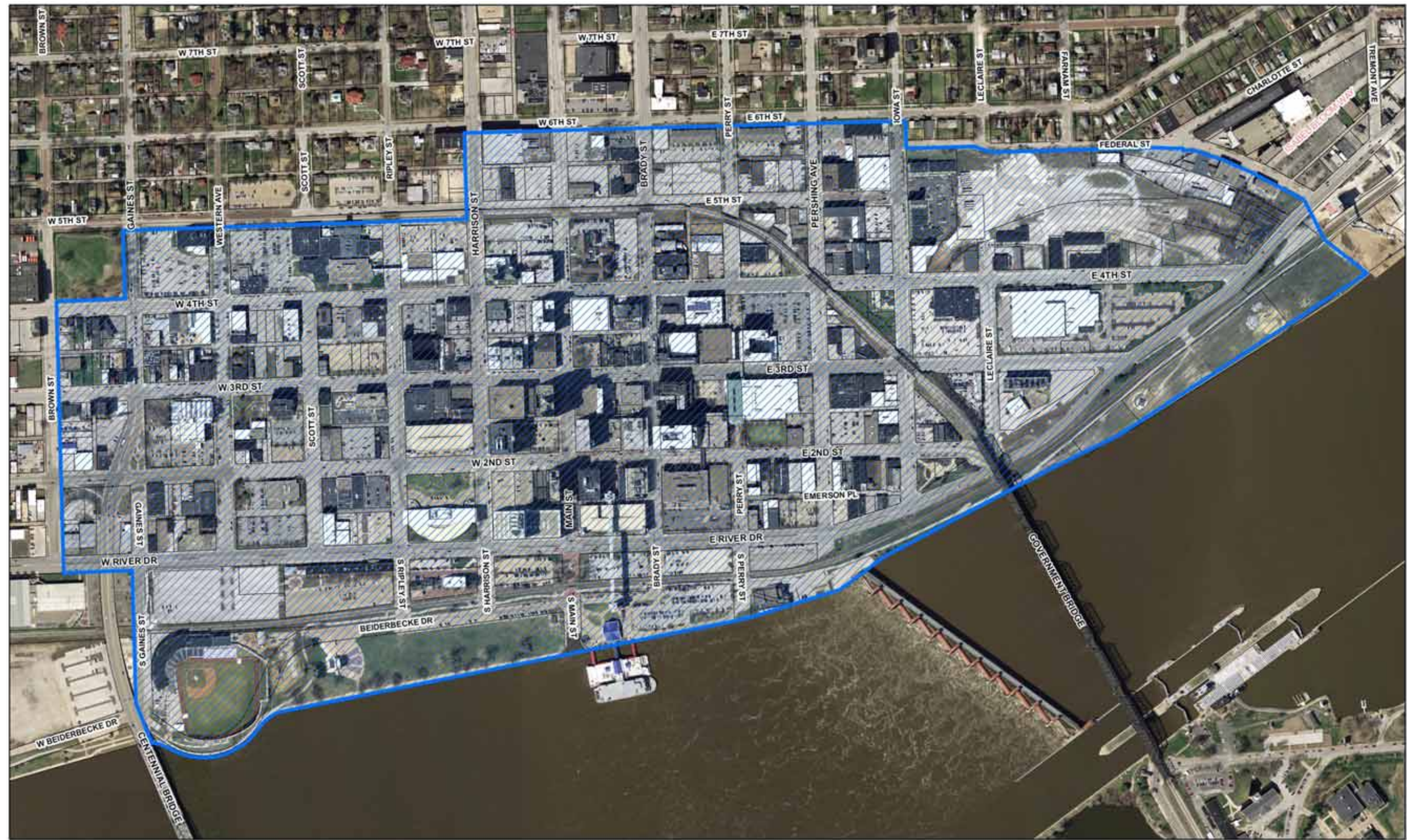
This document updates the streetscape portion of the Downtown Design Guidelines. There have been two decades since implementation of the guidelines, so new ideas, technology, and techniques have emerged. Additionally, amendments to the Americans with Disabilities Act require more accessibility consideration. Further, the development pattern and success of downtown Davenport suggest extending streetscape improvements boundaries to the west and east is warranted. Finally, clarity is necessary with respect to the roles and responsibilities of downtown stakeholders, the Downtown Davenport Partnership and the City. This addendum, along with minor changes to the Downtown Design Overlay District Ordinance and the Standard Specifications used by the Engineering Division, seeks to address the above issues.

Acknowledgements:

The Downtown Davenport Streetscape Improvement Plan was authored by the City of Davenport Community Planning and Economic Development Department. However, its development was the result of collaboration and substantial input from the following:

Davenport Public Works
Downtown Davenport Partnership
Complete Streets Committee
City of Davenport Design Review Board

1.1 Streetscape Area Defined.



The area subject to streetscape improvements is generally the same as the Downtown Design Overlay District. See Figure 1. Notably, the streetscape improvement area has been expanded when compared to 1996 Streetscape Master Plan Design Standards, which was formerly the Mississippi River to the south, the railroad viaduct to the north and east and Gaines Street to the west.

The 1996 Streetscape Master Plan Design Standards, in part, provided design recommendations for off street areas such as surface parking lots. The Downtown Davenport Streetscape Improvement Plan only regulates activities within public right-of-ways.

Primary Impact Zone

Figure 1. Downtown Davenport Streetscape Improvement Plan Boundary

1.2 Existing Conditions

There have been substantial streetscape improvements to the downtown since the 1996 Streetscape Master Plan Design Standards. Some of the challenges identified in the 1996 plan remain the same while new challenges have been identified.

- Existing sidewalks are too narrow to accommodate pedestrian activities and amenities.
- Existing basement vaults restrict streetscape elements.
- Implementation of streetscape improvements has been incremental.
- The downtown area is large and there is variation block to block regarding sidewalk width, streetscape improvements and building first floor elevations.
- Existing pedestrian lights are not adequate to serve as roadway lights and are powered by the adjacent property's electrical system.

1.3 Streetscape Improvement Goals

- Enhance the downtown's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
- Strengthen connections to the riverfront and gateways into the downtown.
- Foster a collaborative environment when addressing design challenges.
- Allow flexibility in streetscape design where on street and/or off street features warrant.
- Convert existing lighting in the public right-of-way and require all streetlights onto the City's electrical network.
- Replace or convert existing pedestrian lights to LED decorative streetlights, which will allow them to serve as lighting for pedestrians and streets.
- Remove and replace existing "cobra head" lights with LED decorative streetlights.
- Utilize the existing 80 foot right-of-way in the downtown by decreasing the traveling lane width and increasing the sidewalk width and/or providing on street bicycle lanes.

1.4 Urban Design Concepts

1. Create a strong sense of place in Downtown Davenport through the implementation streetscape improvements.
2. Create a balanced and accessible environment for pedestrians, bicyclists, transit users and motorists.
3. Provide structure with respect to streetscape improvements.

2.0 Street Types, Areas and Streetscape Elements

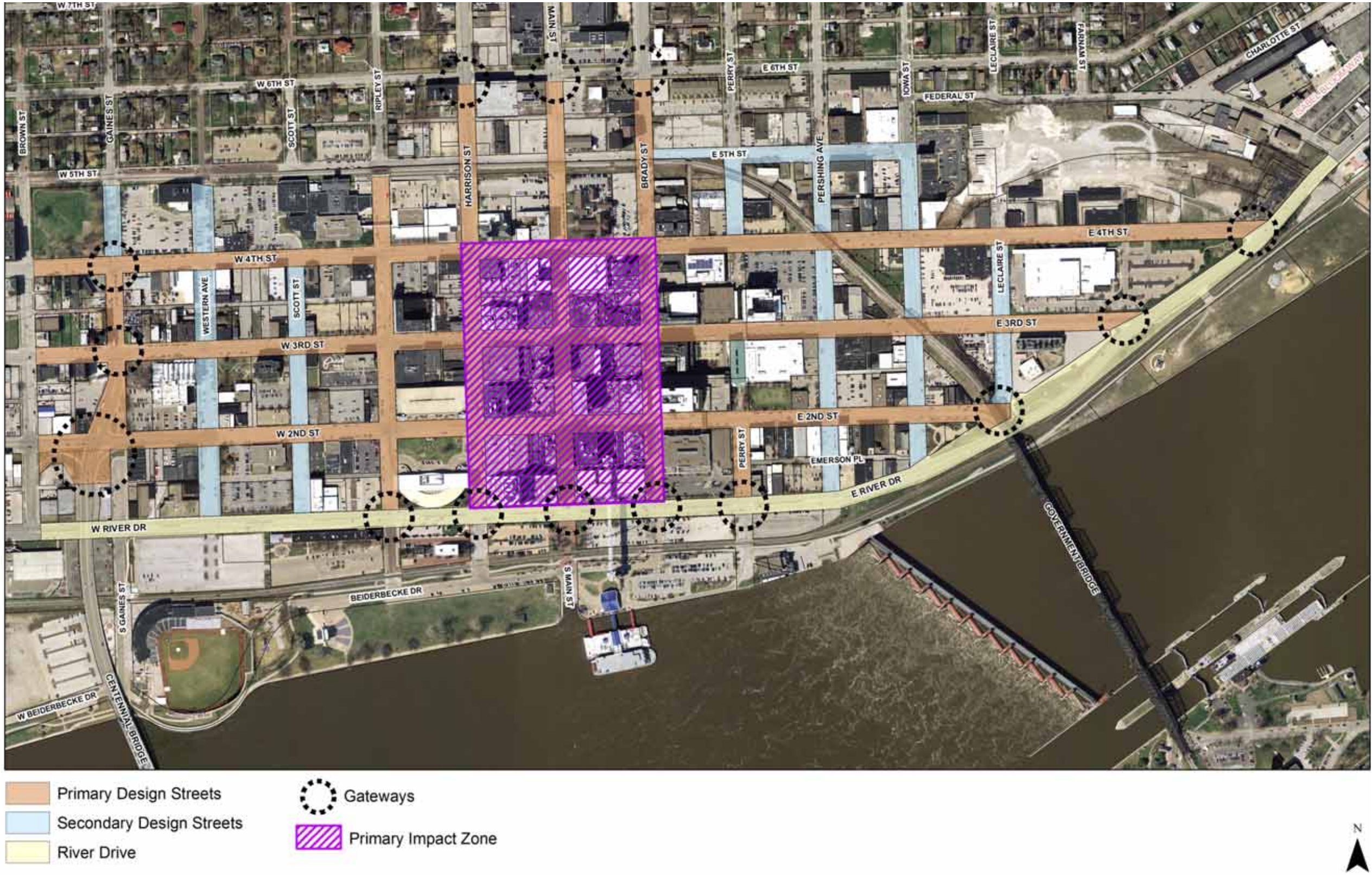


Figure 2. Street Types, Primary Impact Zone and Gateways

There are three street types in Downtown Davenport:

- 1. Primary Design Streets. These are the most travelled streets in the Downtown and contain the primary connections to and from Downtown and Riverfront.
- 2. Secondary Design Streets. These are lesser travelled streets in the Downtown.
- 3. River Drive. A state highway, which is perceived as a barrier to the riverfront.

There are two street areas in Downtown Davenport

- 1. Primary Impact Zone. This area should receive the highest design treatment with curb extensions at intersections and a greater emphasis on connections to the Riverfront.
- 2. Gateways. These represent the transition between the Downtown and Riverfront and Downtown and adjacent areas.

2.0 Street Types, Areas and Streetscape Elements (continued)

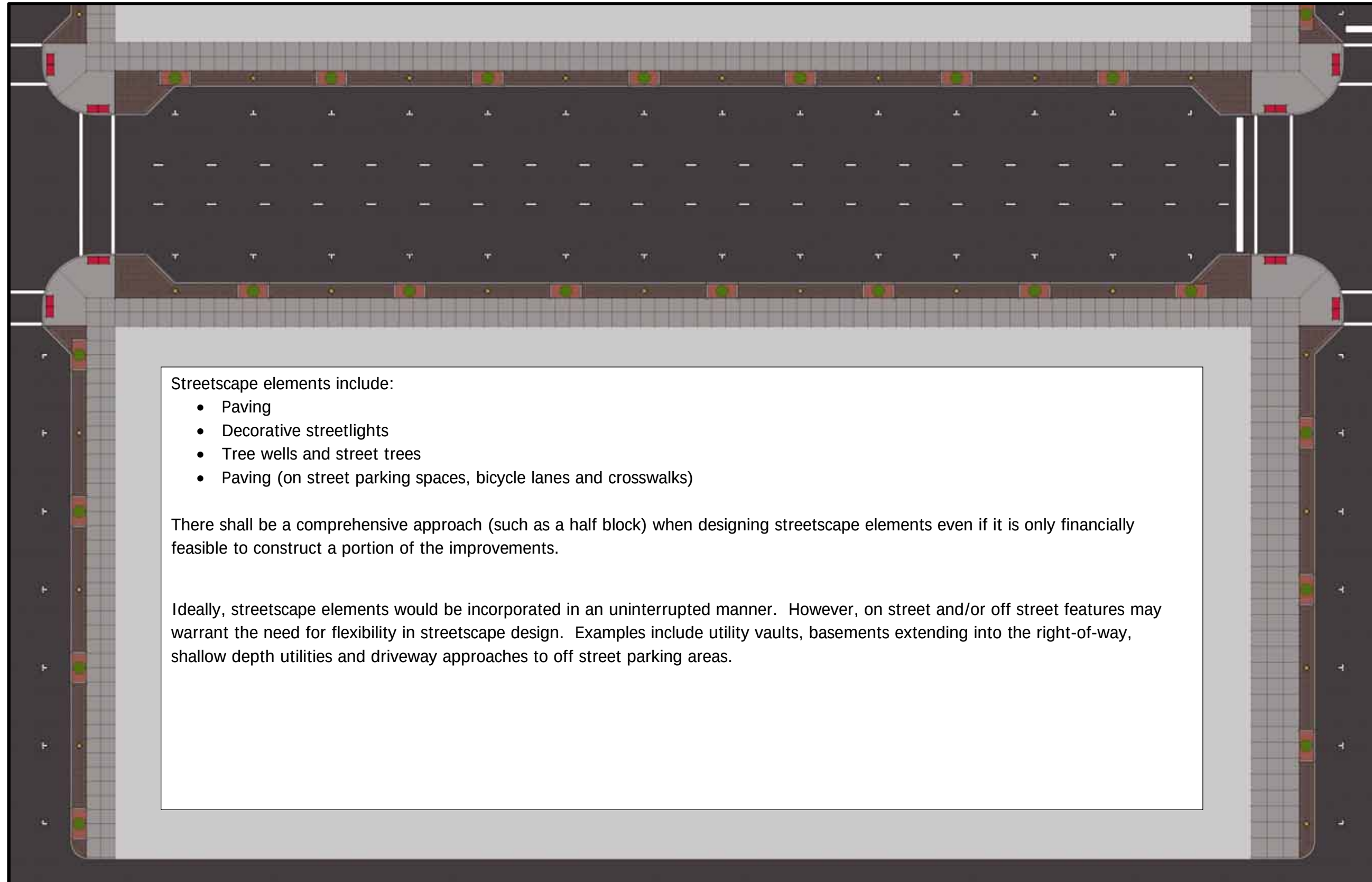


Figure 3. Uninterrupted Streetscape

2.1 Decorative Streetlights

Decorative streetlights shall be a primary consideration when designing a block. Streetlights shall be located 2 feet on center from the back of curb and spaced 44 feet on center. Ideally, streetlights shall be located between 22 foot long on street parallel parking spaces, if any. Streetlight spacing will vary adjacent to street and alley intersections where it is desirable to have a greater concentration of light. Streetlights shall be staggered with lights on the opposing block face to allow better light coverage.

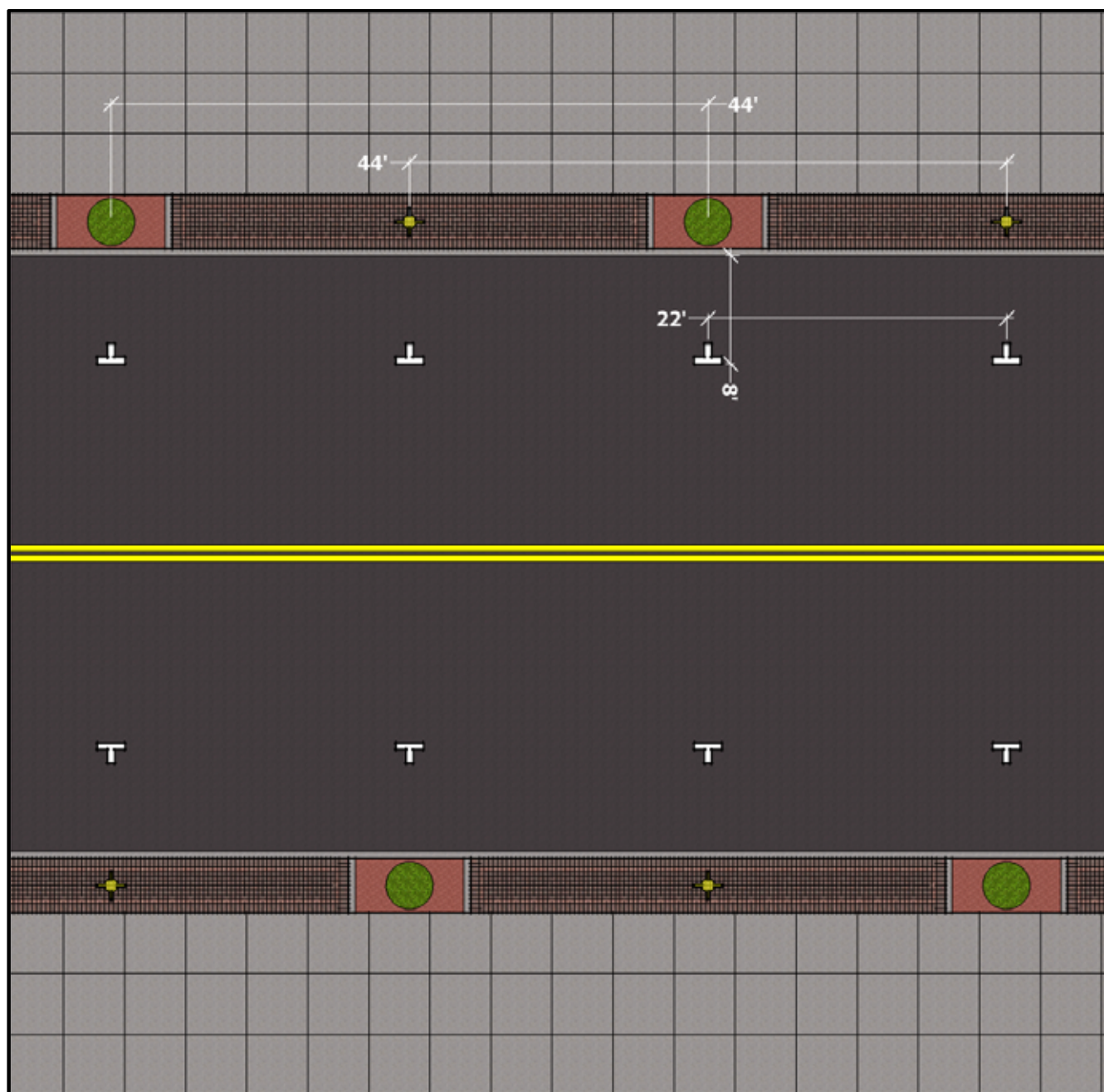


Figure 4. Decorative Streetlight and Tree Well Location

2.2 Paving

Brick paver accent panels shall be parallel with the street directly behind the curb and between tree wells. These panels shall be constructed of 4 inch by 8 inch brick pavers set in a 90 degree herringbone pattern contained by both a stretcher and header course of brick around the perimeter. The 4 foot wide by 35 foot long brick accent panel shall terminate at terminate at each tree well. The stretcher course of brick around the perimeter of the panels as well as the courses within the design of the panel are intended to be darker in color than the remainder of the panel.

Poured concrete panels shall be parallel with street directly behind the brick panel, if any. The concrete shall have a broomed finish with smooth, troweled edges to create a window pane effect. Panel dimensions will vary based on existing sidewalk conditions in regards to vaults, basements and utility access; however, the desire is for the panels to measure in the range of 4 to 5 feet.

If installing brick accent panels is not financially feasible, the installation of concrete adjacent to the building shall have a thickened edge and keyway to allow for brick accent panels to be installed at a later time. See City Specification “Brick Walk Inlay Detail”.

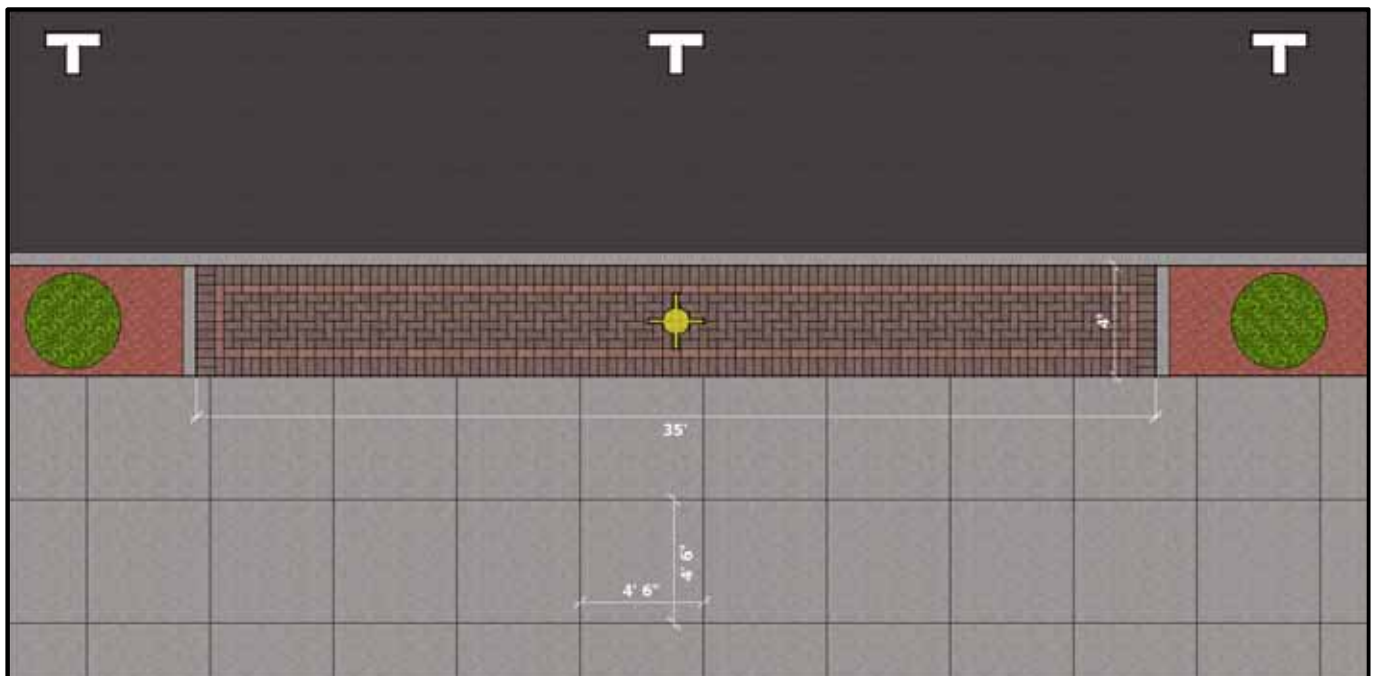


Figure 5. Paving

2.3 Tree Wells and Street Trees

Tree wells shall be a secondary consideration when designing a block. Tree wells shall be 4 feet by 9 feet (outside dimensions) and spaced 44 feet on center. The planter is defined by a 6 inch wide concrete band where it meets the brick accent panels, a 6 inch wide curb adjacent to the street and the poured concrete panels on the side opposite of the curb. See Figure 7.

The type of street tree depends on the surrounding environment. For example, tree wells adjacent to parking lots may be planted with a tree that has a large spread, while tree wells adjacent to buildings may need to be planted with trees that are pyramidal or columnar. Therefore, the City Forestry Department shall select and install street trees.

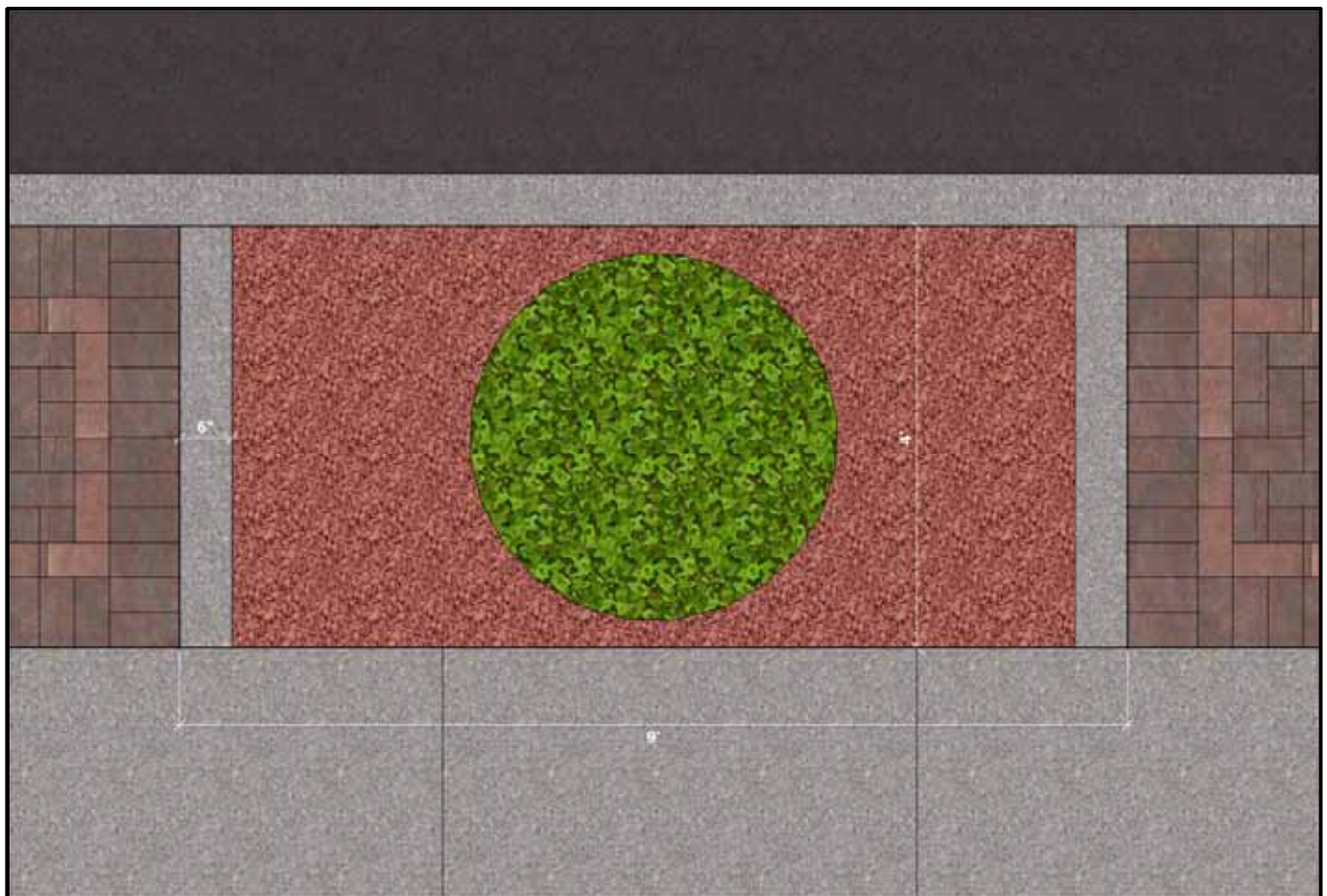


Figure 7. Tree Well Dimension

2.3 Tree Wells and Street Trees (continued)

In certain locations, tree wells can function as a stormwater management feature.



Figure 8. Tree well with Stormwater Management Feature

Due to the change in elevation from the sidewalk to the bed of the tree well, a trip hazard barrier is necessary. Examples include fencing and tree grates. See figures 8 and 9. Where fencing is utilized, it shall achieve consistency with Section 3.0 entitled *Streetscape Furniture*.



Figure 9. Tree well with Stormwater Inlet and Tree Grate

2.4 On Street Parking Spaces

On street parallel parking spaces shall be 8 feet wide by 22 feet long. See figure 5. Diagonal parking spaces should be replaced with parallel parking spaces if feasible, which would allow for the sidewalk to be expanded and/or on street bicycle lanes.



Figure 10. Diagonal Parking on East 2nd Street

Accessible on street parking spaces shall be provided in accordance with Public Right of Way Accessibility Guidelines.



Figure 11. Accessible Parking Space

2.5 Vehicle Travel Lane Width

Existing vehicle travel lanes in the Downtown are generally 11 feet wide with a 3 foot wide area adjacent to parallel parking spaces.

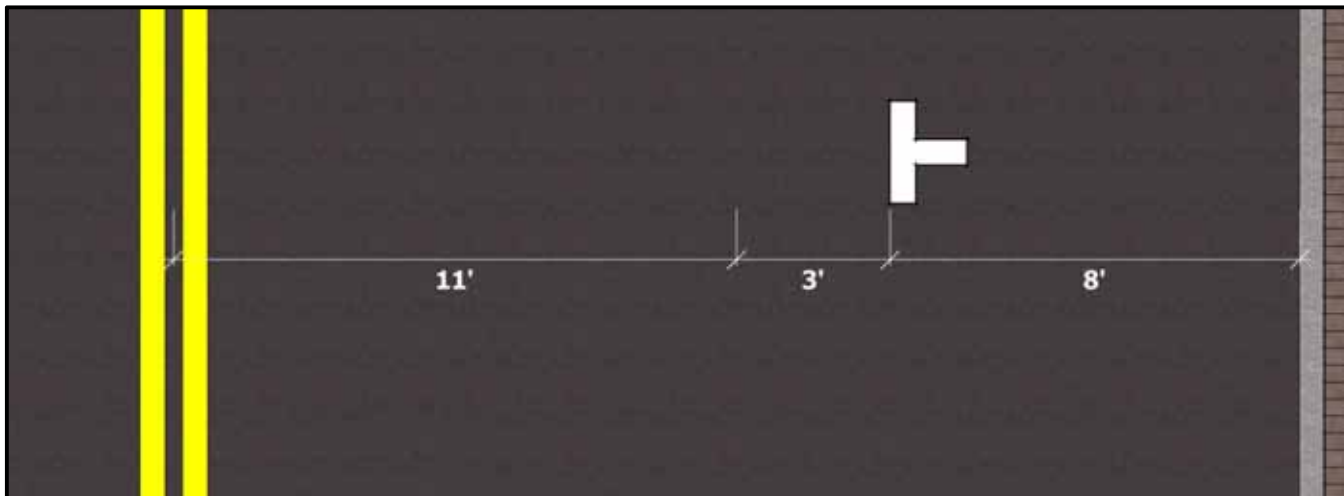


Figure 12. Travel Lane with On Street Parallel Parking

Historically, wider travel lanes have been implemented to create a more comfortable environment for motorists. However, wider travel lanes are correlated with higher vehicle speeds. Lane widths of 10 feet are appropriate in the Downtown considering the speed limit is predominantly 25 miles per hour. For designated truck routes, 11 foot wide travel lanes are appropriate.

Removing turn lanes at intersections and narrowing the travel lane width would allow for the implementation of a protected bicycle lane.

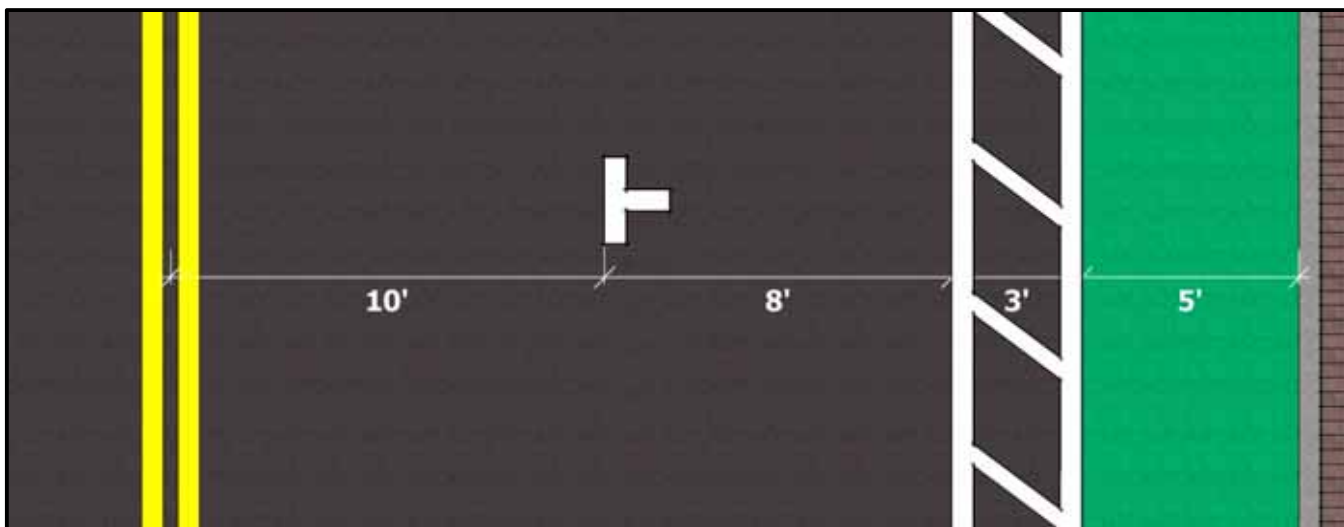


Figure 13. Reduced Travel Lane Width with a Protected Bicycle Lane

2.6 Crosswalk Design

Pedestrian crosswalks in the downtown should be consistent in layout and design. Crosswalks should be painted and be 10 feet in width. It is generally desirable to align the outer limits of crosswalks with the building facades of the two intersecting streets. This approach allows the streetscape to continue visually across the road. However, this method does not always work due to misaligned building facades, curb extensions, curvilinear streets or streets that are misaligned. Crossing widths should be maximized wherever possible to increase their visibility from automobiles.



Figure 14. Recommended Crosswalk Design

Corner ramps should be avoided. Additionally, special paving within the crosswalk should be avoided due to long term maintenance concerns.



Figure 15. Misaligned Crosswalk due to Corner Ramp.

2.7 Accessibility to Off Street Areas

Providing access to off-street areas shall be the responsibility the business or property owner. Design alternatives from most desirable to least desirable:

1. Raising the sidewalk along the entire block. This is a comprehensive approach of addressing accessibility to individual businesses along an entire block face.



Figure 16. Sidewalk along West 3rd Street

Design challenges:

- Expensive;
- Maintaining a maximum curb height of 6 inches while achieving maximum pavement slope.

2.7 Accessibility to Off Street Areas (continued)

2. Constructing a concrete accessible ramp with hand rails. Accessible ramps shall not cross side property lines as extended into the right of way. Hand rails should achieve consistency with Section 3.0 entitled Streetscape Furniture.



Figure 17. Accessible entrance to 402 East 4th Street

Design challenges:

- Maintaining the minimum 4 foot ADA clear path on the outside of the accessible ramp.
- Higher first floor elevations require longer accessible ramps.

2.7 Accessibility to Off Street Areas (continued)

3. Constructing a raised concrete ramp, which also provides an accessible clear path.



Figure 18. Accessible entrance to 211 East 2nd Street

Design challenges:

- The location of streetscape elements, which preclude extending the ramp to the curb.
4. Constructing a temporary wooden or wood composite ramp. A temporary ramp may be constructed while a more comprehensive solution can be implemented. Naturally weather resistant wood, painted wood and wood composites are preferred. Pressure treated wood should be avoided on exposed portions of the ramp.

2.7 Accessibility to Off Street Areas (continued)

There are instances where an accessible route into a building is technically infeasible.



Figure 19. 100 block of West 3rd Street

2.8 Utility Vaults and Basements Extending into the Right-Of-Way

Abandoned utility vaults and underutilized basement extending into the right-of-way should be condemned and filled by the adjacent property owner. For example, a stem wall could be placed at the edge of the proposed streetscape and filled with a flowable material.



Figure 20. Utility vaults interrupting Streetscape on Harrison Street

2.9 Primary Design Streets

Primary design streets shall contain the brick accent panels, poured concrete panels, streetlights and tree wells. Within the Primary Street Impact Zone, 8 foot curb extensions should be installed at the intersections. Figure 21 illustrates the elimination of turn lanes on Main Street, which would allow sidewalk widths to be increased. Please note that the purpose of this concept is to only depict how the existing 80 foot right-of-way in the Downtown could be utilized. The challenge with increasing sidewalk widths is the location of existing stormwater infrastructure, such as curb inlets.

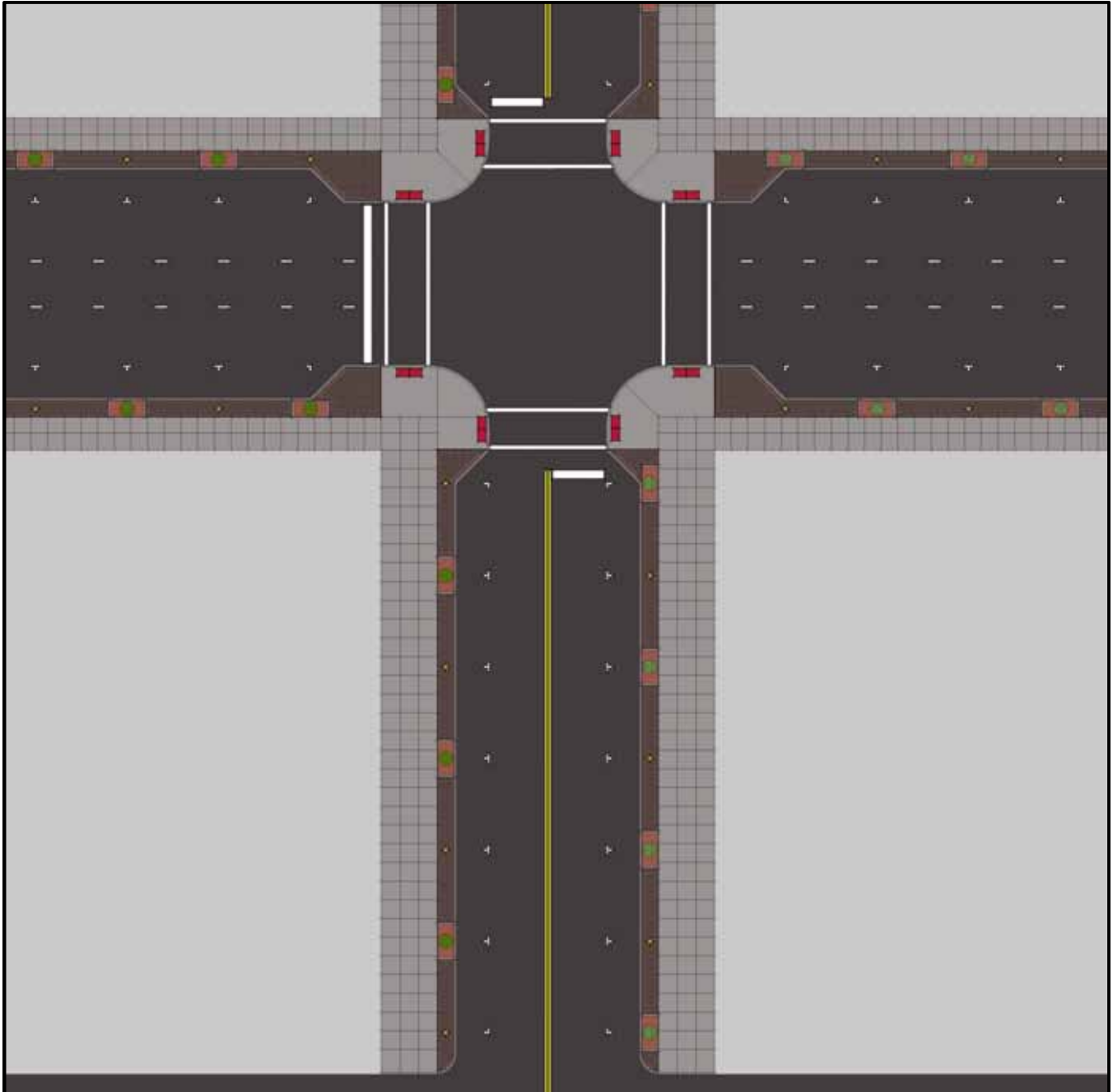


Figure 21. Main Street and West 3rd Street Concept

2.9 Primary Design Streets (Continued)

Figure 22 illustrates maintaining the existing curb locations on Main Street and the elimination of turn lanes, which would allow the installation of a protected bicycle lane. Please note that the purpose of this concept is to only depict how the existing 80 foot right-of-way in the Downtown could be utilized.

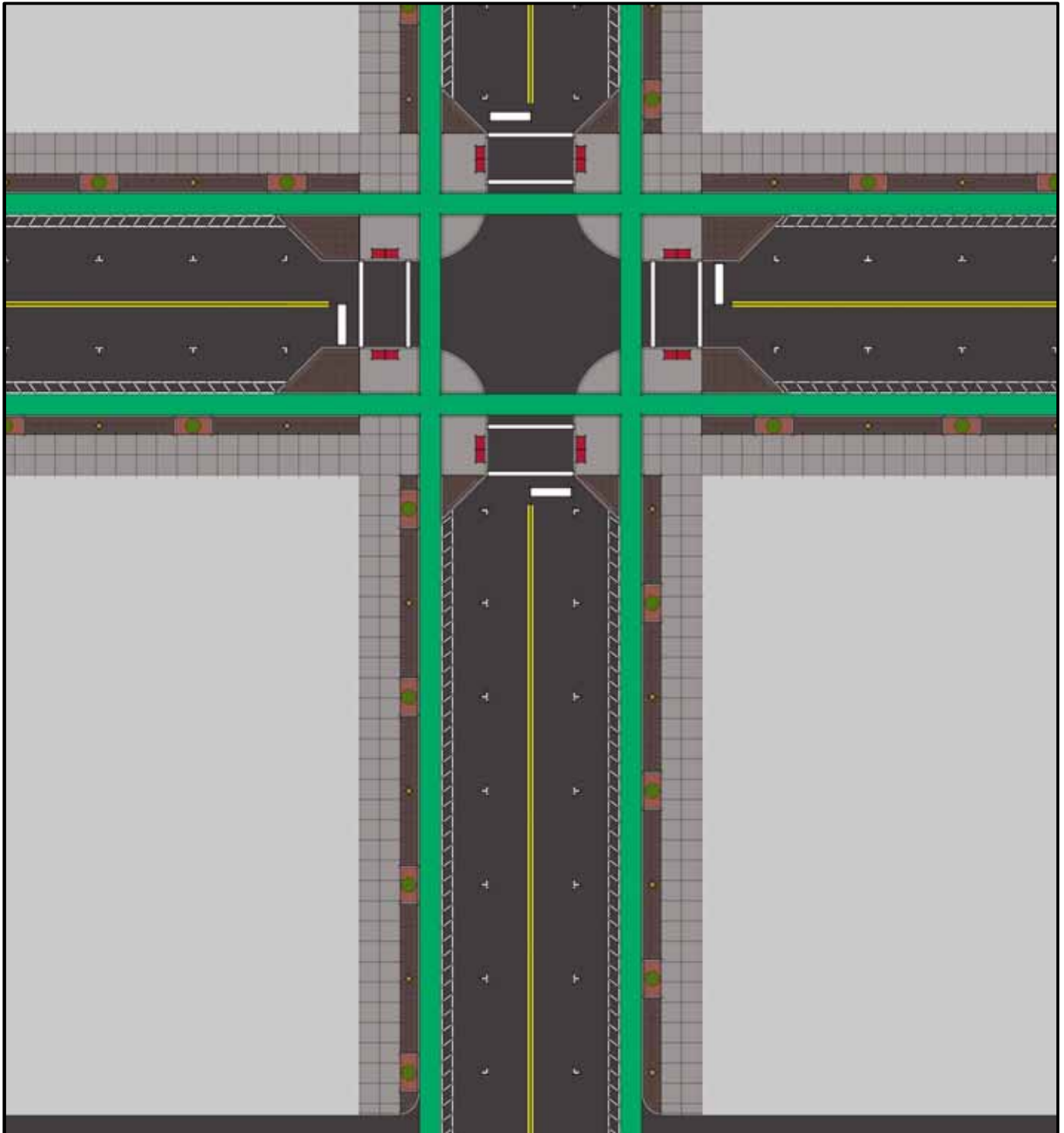


Figure 22. Main Street and West 3rd Street Concept

2.10 Secondary Design Streets

Secondary design streets shall contain poured concrete panels, streetlights and tree wells. Turn lanes could be removed and the sidewalk widths increased.

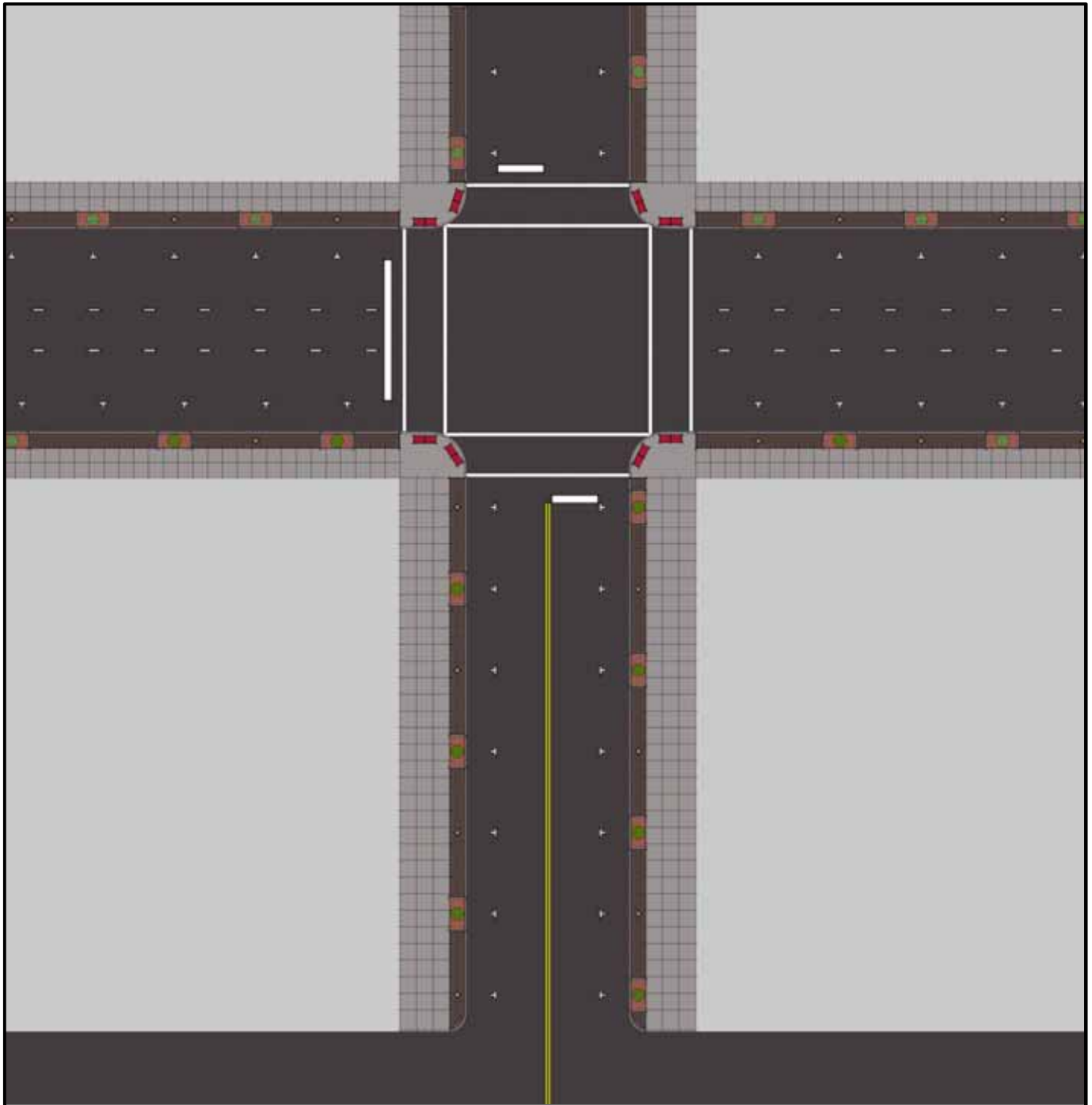


Figure 22. Secondary Street Concept

2.11 River Drive

River Drive shall contain poured concrete panels and streetlights. Due to the vehicles speeds and use, streetlights should be placed at the back of the sidewalk.



Figure 23. River Drive

3.0 Streetscape Furniture

Streetscape furniture plays a vital role in creating a desired theme or sense of place in the downtown environment. The elements to be considered include permanent and temporary encroachments, benches, trash receptacles, seasonal landscape planters, bicycle racks, pedestrian lights, shelters and bollards.

General Recommendations

- Streetscape furniture should be limited to a single "palette" and apply to the entire downtown.
- Only strong and durable elements should be selected.
- Furniture should have an adequate setback from the curb to avoid damage from motor vehicles.
- The family of streetscape furniture should be adapted for use in downtown parks and open spaces.
- The selected color for all furniture will be black with a matte finish. Black is the most effective color to use in a traditional streetscape environment.

3.1 Permanent and Temporary Encroachments

Permanent encroachments means an object or part of a structure or building extending into the public right of way, which is permanent in nature. Permanent encroachments include, but are not limited to, outdoor seating areas. An alternative to black may be considered if compatible with the design and color of the building. In order maintain a comfortable pedestrian environment, there shall be a sufficient pedestrian clear path of 7 feet, which does not include the brick paver accent panels. Figure 24 depicts of clear path of 4 feet, which can create a crowded pedestrian environment when there are a lot of pedestrian activity.



Figure 24. Permanent encroachment on Main Street.

3.1 Permanent and Temporary Encroachments (continued)

Temporary encroachments are objects placed into the right of way, which are not affixed to the ground. Temporary encroachments include sidewalk seating, privately owned landscape planters and sandwich board style signs. Due to the temporary nature of these objects, there is an opportunity to be playful with design and color. In order maintain a comfortable pedestrian environment, there shall be a sufficient pedestrian clear path of 7 feet, which does not include the brick paver accent panels.



Figure 25. Temporary Encroachment on East 2nd Street.

3.2 Benches

Placement should depend on need and not interfere with pedestrian movement. Benches should be placed only where there is evident need.

Benches shall be constructed with contoured metal strapping and metal seats. The frame or end members shall be heavy metal for quality and durability. A specific bench model is not specified, since there are a variety of benches which are compatible with the design criteria. Purchase and installation shall be the responsibility of the City and/or Downtown Davenport Partnership.



Figure 26. Bench on Main Street

3.3 Trash Receptacles

Placement should depend on need and not interfere with pedestrian movement.

Receptacles shall be constructed with metal straps or rods containing a basket or liner and lid. As an alternative smaller receptacles may be placed on utility poles at street intersections.

A specific receptacle model is not specified, since there are a variety of receptacles which are compatible with the design criteria. Purchase and installation shall be the responsibility of the City and/or Downtown Davenport Partnership.



Figure 27. Trash Receptacle on Utility Pole.



Figure 28. Trash Receptacle on Main Street

3.4 Seasonal Landscape Planters

Seasonal landscape planters include hanging baskets and planter pots or boxes.

Seasonal landscape planters shall be placed on decorative street lights. Purchase and installation of hardware and plants and installation shall be the responsibility of the Downtown Davenport Partnership.



Figure 29. Hanging baskets on Harrison Street.

3.4 Seasonal Landscape Planters (continued)

Planter pots or boxes shall be placed in locations without street trees. Placement should depend on need and not interfere with pedestrian movement. Purchase and installation of plants shall be the responsibility of the Downtown Davenport Partnership.



Figure 30. Planter Box at the John Deere Pavilion, Moline, Illinois

3.5 Bicycle Racks

Bicycle racks should be placed at various locations in the downtown. Placement should not interfere with pedestrian movement.

Bicycle racks shall be heavy metal for quality and durability. A specific bicycle rack is not specified. Purchase and installation shall be the responsibility of the City and/or Downtown Davenport Partnership.



Figure 31. Bicycle rack on West 3rd Street

3.6 Pedestrian Lights

Properly placed decorative streetlights will adequately broadcast light on the street and sidewalk. In locations where decorative streetlights are not feasible, pedestrian lights may be installed. These lights shall be simply designed be approximately 3 feet in height.



Figure 32. Pedestrian Light on East 5th Street

3.7 Bollards and Barriers

Bollards and barriers may be placed in locations to prevent conflicts with motor vehicles. Bollards shall be simply designed be approximately 3 feet in height. Permanent barriers may be considered if compatible with the design and color of the building. Placement should not interfere with pedestrian movement.



Figure 33. Barriers on East 4th Street

4.0 Gateways

Gateways represent the transition between the Downtown and Riverfront (riverfront gateways) and Downtown and adjacent areas (urban gateways).

Gateways provide an opportunity for a higher design treatment, which signals to pedestrians, bicyclists, transit users and motorists that they are entering a mixed-use district with a strong sense of history and architectural heritage.

Riverfront gateways should facilitate safe pedestrian access to the riverfront while maintaining views to the Mississippi River.



Figure 34. New Lady of Germania Statue at the corner of Gaines Street and West 2nd Street.

5.0 Design Consideration Adjacent to Public Urban Spaces

Public urban spaces should incorporate streetscape elements in accordance with standards for primary design streets (brick accent panels, poured concrete panels, streetlights and tree wells) within the street right-of-way. Figure 35 depicts this treatment at Bechtel Park.



Figure 35. Bechtel Park

Notably, the design of the riverfront requires special consideration. Riverfront plans for specific area of the riverfront shall be developed and adopted by City Council.

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Sandy Doran;(563) 326-7756
Wards: 3

Action / Date
PW3/21/2018

Subject:

Public Hearing on the plans, specifications, form of contract and estimated cost for the Main Street Sanitary Sewer Improvements Project, CIP #30001. [Ward 3]

Recommendation:

Hold the hearing.

Relationship to Goals:

Sustainable Infrastructure

Background:

This project will replace an existing stone sanitary sewer and will reroute the sanitary sewer from the 1930's interceptor sewer into the newer 78" interceptor (1970's). The estimated cost for this project is \$826,871.04

Project management will be completed by Engineering Division Staff.

ATTACHMENTS:

Type	Description
▢ Backup Material	Project Area Map

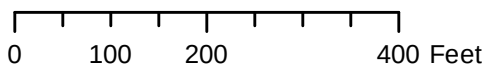
REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/14/2018 - 2:21 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 1:46 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:18 AM



Main & River Sewer Improvement Project

1 inch = 200 feet



Legend

 Project Extent

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jim Morris
Wards: ALL

Action / Date
3/21/2018

Subject:
Sound the Alarm Program

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	3/15/2018 - 2:58 PM

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Ryan Rusnak 563-888-2022

rusnak@ci.davenport.ia.us

Wards: Ward 3

Action / Date

2/21/2018

Subject:

Third Consideration: Ordinance for Case REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. [Ward 3]

Recommendation:

The Plan and Zoning Commission forwards Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
4. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

The Plan and Zoning Commission vote was 9-yes and 0-no.

Relationship to Goals:

Urban revitalization.

Background:

The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Encourage the preparation of a land use plan that enables the community to understand the

levels of development being proposed, their likely impacts and appropriate mitigation measures;

3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;
4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties and removal of a protected brick street.

“PID” Planned Institutional District zoning is required to contain two primary components:

1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

The Land Use Plan proposes to vacate (abandon) portion of streets and alleys. Palmer College of Chiropractic would need to formally request that the City Council vacate (abandon) the public streets and alleys. An Ordinance condition is proposed that the future private use of public streets and alleys as depicted on the Land Use are descriptive only and do not compel approval of any vacation/abandonment request. The City Traffic Engineer have reviewed the proposed Land Use Plan and did not express an objection to the potential of these street and alley closures.

The Davenport Civil Rights Commission Director indicated that the Civil Rights Commission discussed the rezoning request at its August 8, 2017 meeting because it has concerns that the request will have a disparate impact on low income and minority communities. The Plan and Zoning Commission tabled this request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. The analysis was completed in December 2017 and determined in part “... the City of Davenport’s approval of the Palmer’s PID rezoning application does not create a disparate impact on protected racial or ethnic groups.” The Plan and Zoning Commission removed the request from the table at February 6, 2018 meeting and unanimously voted to recommend approval of the request.

The City has received two objections to the request:

1. 318 East 10th Street. Objection based on the buildings proposed to be demolished.
2. 118 East 11th Street and 1019 Perry Street. Objection based on adverse effects caused to

their property by Palmer College of Chiropractic.

ATTACHMENTS:

Type	Description
▣ Ordinance	REZ17-08 - Ordinance
▣ Backup Material	Land Use Plan - Part 1
▣ Backup Material	Land Use Plan - Part 2
▣ Backup Material	Written Narrative
▣ Backup Material	Plan and Zoning Commission Letter to City Council - 2-8-2018
▣ Backup Material	Final Staff Report to Plan and Zoning Commission - 2-6-2018
▣ Backup Material	2-6-2018 Plan and Zoning Commission Vote Results
▣ Backup Material	Opposed, In Favor, General Correspondence
▣ Cover Memo	Mosaic Palmer PID Disparate Impact Analysis
▣ Cover Memo	REZ 17-08 Objection KW QC

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	3/1/2018 - 9:40 AM

ORDINANCE NO.

ORDINANCE for Case No. ROW17-08: Request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District [3rd Ward]

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

Section 1. The following described property in Scott County, Iowa real estate is hereby rezoned from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District:

Part of the Northwest Quarter of Section 25, Township 78 North, Range 3 East and the Northeast and Southeast Quarter Section 26, Township 28 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Beginning at the intersection of the centerlines of Main Street and Palmer Drive; thence east along said centerline of Palmer Drive to the centerline of Brady Street; thence North along said centerline of said Brady Street to the south property line of 1139 Brady Street extended westerly to the centerline of Main Street; thence East along said south property line and its extensions westerly and easterly to the centerline of a public alley; thence North along said centerline of said public alley to the centerline of East 12th Street; thence East along said centerline of East 12 Street to the centerline of Pershing Avenue; thence South along said centerline of Pershing Avenue to the south property line of 826 Pershing Avenue extended easterly to the centerline of Pershing Avenue; thence West along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence South along said centerline of a public alley to the south property line of 809 Perry Street extended easterly; thence West along said south property line to the southwest corner of 809 Perry Street; thence north to the south line of 809 Perry Street; thence west along the south line of 809 Perry Street and its extension westerly to the centerline of Perry Street; thence South along said centerline of Perry Street to the north property line of 702 Perry Street extended easterly to the centerline of Perry Street; thence west along said north property line and its easterly extension to the west property line of 702 Perry Street; thence south along said west property line of 702 Perry Street and its southerly extension to the centerline of East 7th Street; thence West along said centerline of East 7th Street to the

centerline of Brady Street; thence South along said centerline of Brady Street to the centerline of a public alley extended easterly to centerline of Brady Street; thence West along said centerline of a public alley and its westerly extension to the centerline of Main Street; thence North along said centerline of Main Street to the north property line of 614 Main Street (Devries Halligan McCabe Funeral Home) extended easterly to the centerline of Main Street; thence west along said north property line and its extensions easterly and westerly to the centerline of a public alley; thence North along said centerline of a public alley to the north property line of 703 Harrison Street extended easterly to the centerline of a public alley; thence West along said north property line and its extensions easterly and westerly to the centerline of Harrison Street; thence North along said centerline of Harrison Street to the centerline of West 8th Street extended westerly to centerline of Harrison Street; thence East along said centerline of West 8th Street to the centerline of Main Street; thence North along said centerline of Main Street to the Point of Beginning.

Properties excluded from the above described PID boundary are as follows: 805 Brady Street, 1111 Perry Street, and 208 East 11th Street.

Four additional properties included in the PID boundary but not attached to the above described boundary are described as follows:

Beginning at the intersection of the centerlines of Brady Street and East 6th Street; thence east along the centerline of East 6th Street to the centerline of Pershing Avenue; thence south along said centerline of Pershing Avenue to the centerline of a public alley extended easterly to the centerline of Pershing Avenue; thence west along said centerline of a public alley and its extensions easterly and westerly to the west right of way line of Perry Street; thence south along said west right of way line to the south line of 520 Perry Street; thence west along said south line and its westerly extension to the centerline of Brady Street; thence north along said centerline of Brady Street to the Point of Beginning.

The boundaries of the legal descriptions contain 48.58 acres, more or less.

Section 2. The following conditions are hereby imposed upon said rezoning:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
4. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway

material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



Landscape & Site :

As part of the 2015 Master Plan update and this PID, Palmer College has established a new campus aesthetic for the campus exterior spaces. This aesthetic can be seen in the currently under construction of the North Campus Site Improvements. With this project, campus standards have been established for the following site features for future campus site improvements identified in the 2015 Master Plan update and this PID.

HARDSCAPE

Hardscape pavement will primarily consist of Portland Cement Concrete (PCC) and with concrete pavers at key areas around campus.

LIGHTING

Campus lighting will comprise of a mix of pedestrian poles lights, bollard lights and accent lighting and tree up-lighting. Lighting will be designed first with safety in mind, with an emphasis on the aesthetic and energy conversation.

PARKING

Parking areas will be designed to provide safe and organized parking for students, patients, employees and visitors. Parking lots will be constructed of either PCC pavement or asphalt. Lots will have a PCC curb and gutter and will adhere to city standards for setback and screening.

LANDSCAPE

Campus landscape improvements will include quality trees, shrubs, perennials and groundcovers. Irrigation will be provided for most areas, but the plantings should also be designed to be drought tolerance in mind. Other landscape features include benches, trash receptacles, tables and chairs. The North Campus Site Improvements have established the primary campus aesthetic for there elements.

CAMPUS EDGE & SCREENING

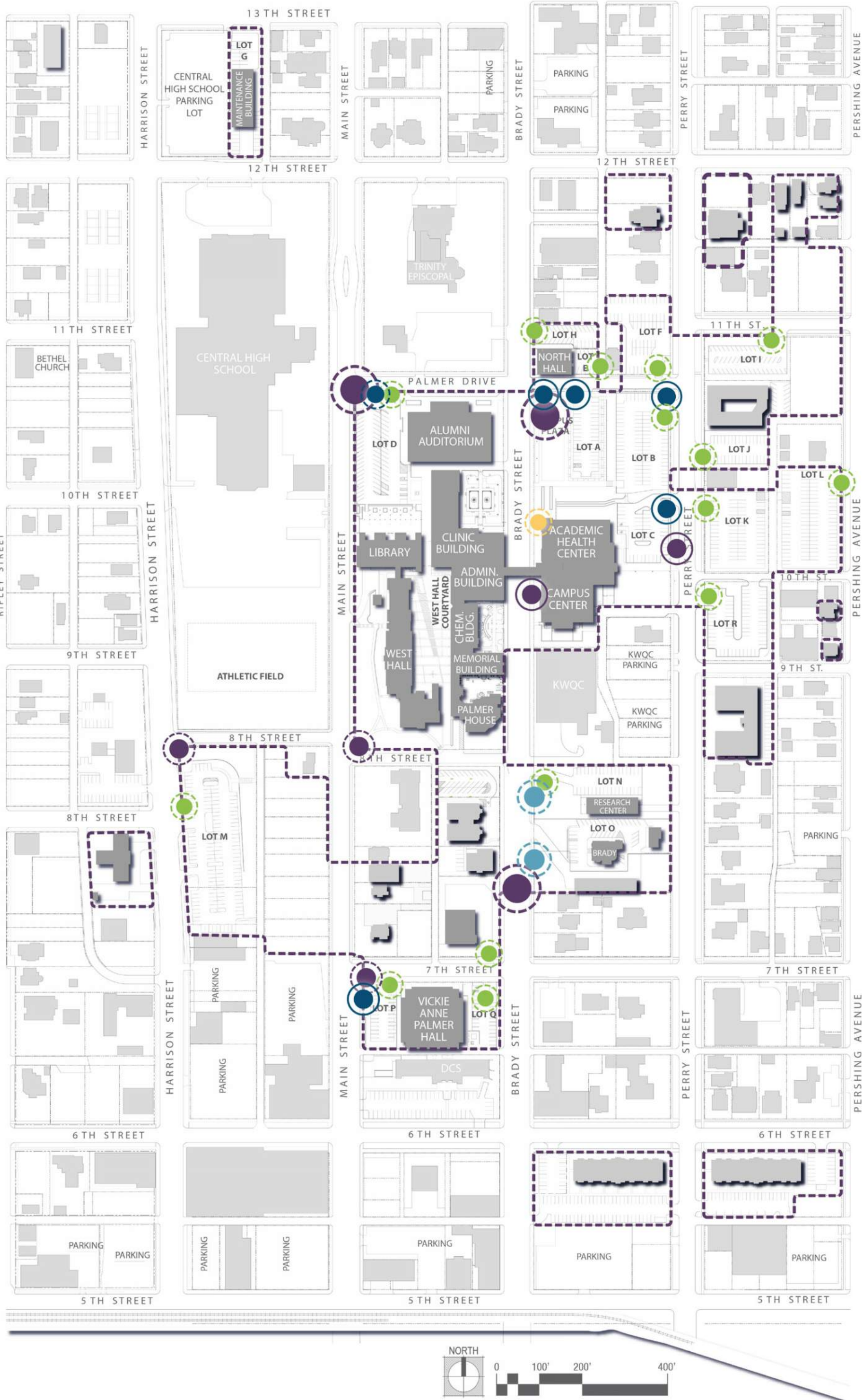
As shown on page MP-3, Palmer intends to include an enhanced campus edge that will comprise of ornamental fence with masonry piers at the corners and periodically along the fence line. Shade trees and a mix of deciduous and evergreen shrubs will provide screening of the parking lots and other service type areas around campus.

Gateways & Wayfinding :

As part of the 2015 Master Plan update, campus Gateways & Wayfinding sign locations were preliminarily identified. As the campus master plan is moved ahead, some of the proposed locations may need to be revisited. A series of campus gateways are planned to help establish the campus edge, welcome visitors to campus and improve campus visibility to those traveling through the area. Wayfinding signs have been added over the past few years and future signs will utilize the same design as new wayfinding locations are identified.

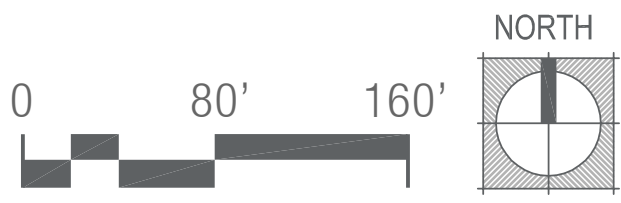
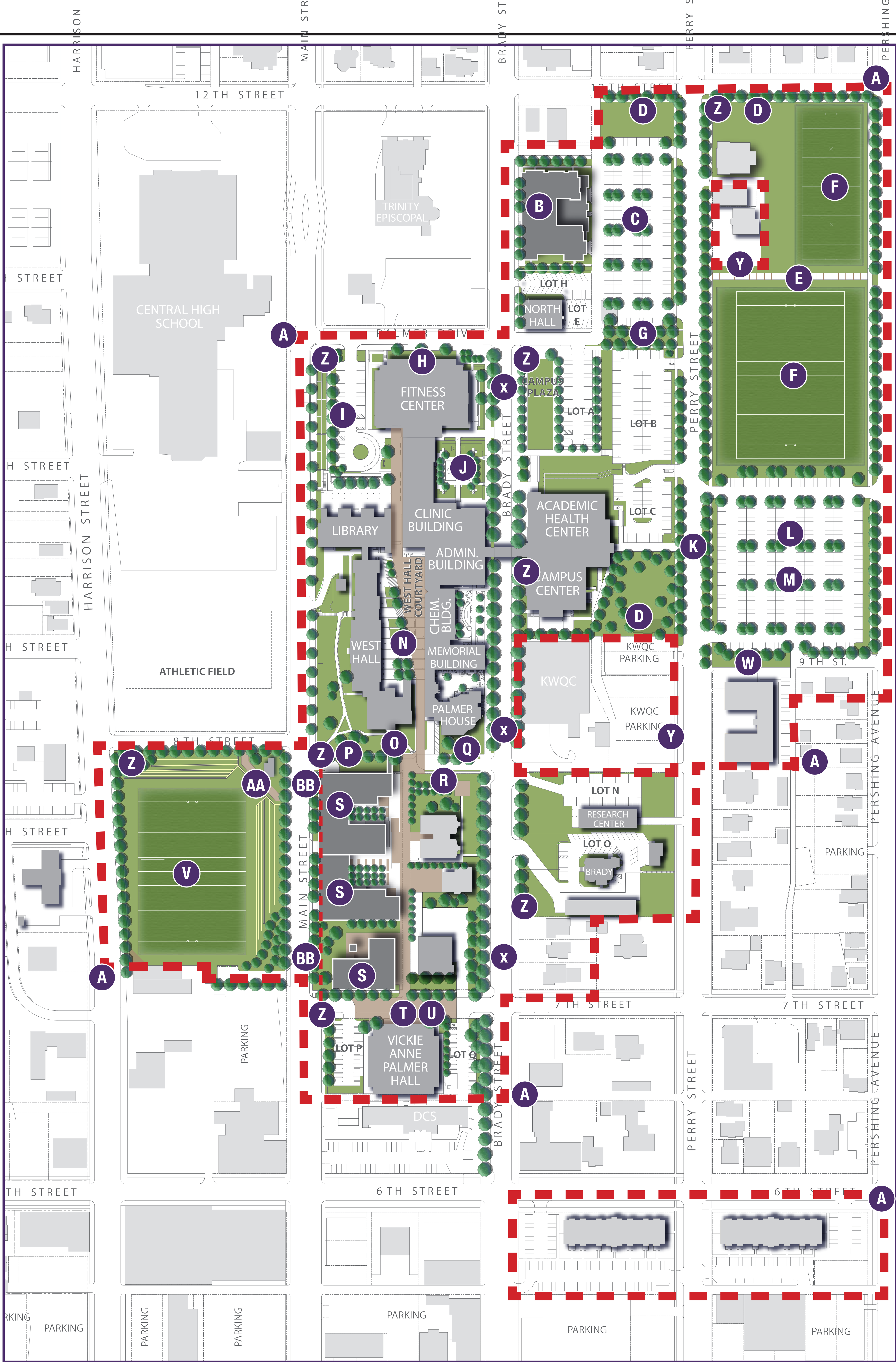
LEGEND

- Primary Gateway Feature
- Secondary Gateway Feature
- Existing Gateway Sign
- Existing Wayfinding Sign
- Existing Wayfinding Sign - to be repositioned or integrated into site improvements
- Future Wayfinding Signs (to be installed spring 2015)
- Future Parking Lot Signs (to be installed spring 2015)
- Future Promotional/ Digital Sign (to be installed spring 2015)



MASTER PLAN KEYNOTES

- A PROPOSED P.I.D. BOUNDARY
- B NEW MIXED USE DEVELOPMENT
- C NEW PARKING - P1
- D NEW GREEN SPACE
- E CONVERT 11TH STREET TO PEDESTRIAN WALKWAY
- F NEW ATHLETIC/RECREATION FIELDS
- G CLOSE EAST HALF OF PALMER DRIVE
- H NEW FITNESS CENTER
- I NEW CAMPUS GATEWAY & PARKING
- J RENOVATED CLINIC GARDENS
- K ENHANCED PEDESTRIAN CROSSING
- L CLOSE 10TH STREET
- M NEW PARKING - P2
- N RENOVATED WEST HALL COURTYARD
- O NEW SKYWALK
- P PARTIALLY CLOSE 8TH STREET
- Q MAINTAIN ACCESS FOR SERVICE
- R REMOVE PARKING/CREATE OPEN SPACE
- S NEW STUDENT HOUSING
- T NEW VICKIE ANNE PALMER HALL PLAZA
- U PARTIALLY CLOSE 7TH STREET
- V NEW ATHLETIC FIELD
- W PARTIALLY CLOSE 9TH STREET
- X BRADY STREETScape ENHANCEMENTS
- Y EXCLUDED FROM PID BOUNDARY
- Z CAMPUS GATEWAY SIGN
- AA EXISTING VACANT SERVICE STATION
- BB 25' SETBACK



REVISIONS

No.	DESCRIPTION	DATE

STUDIO 480 ARCHITECTS

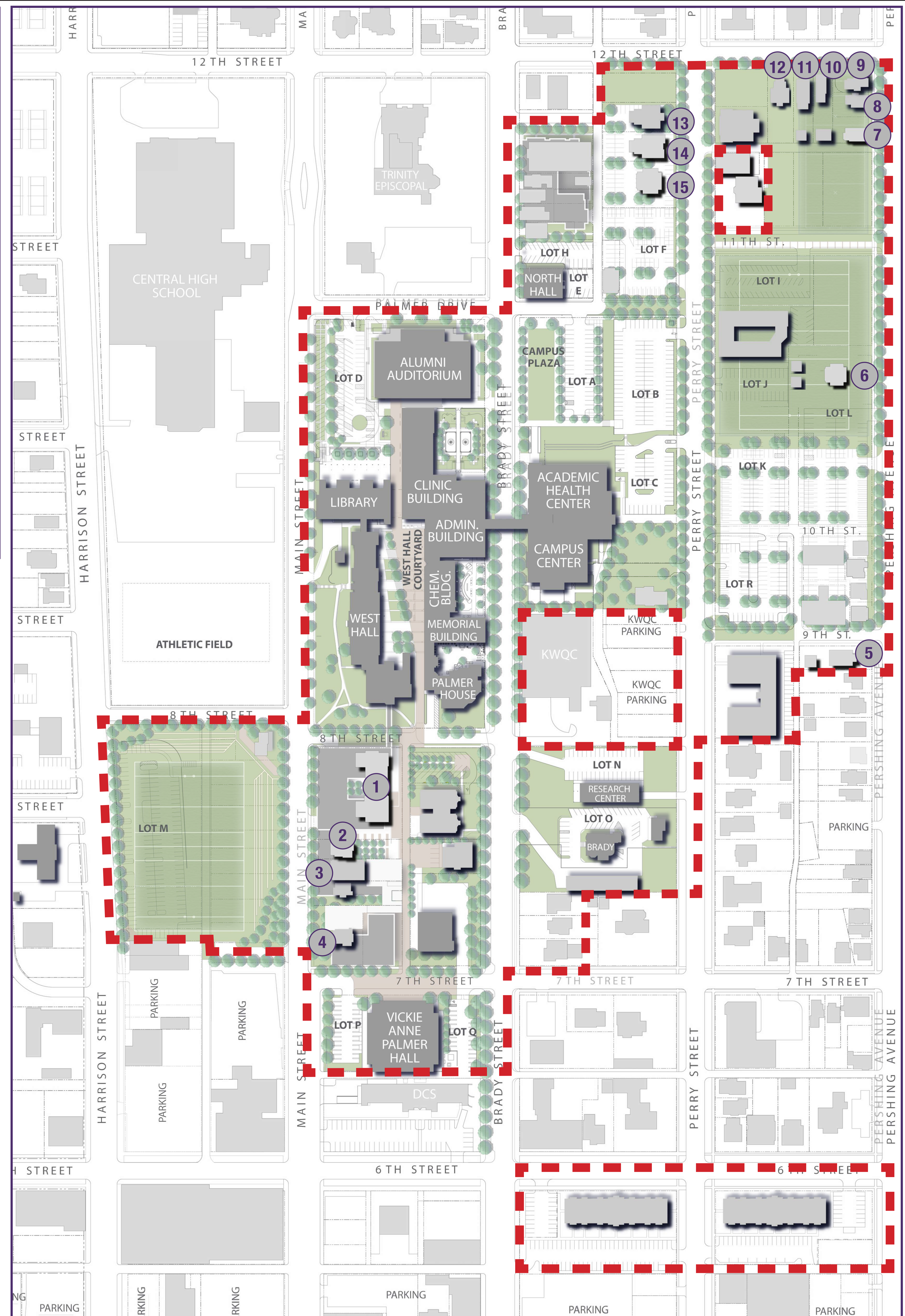
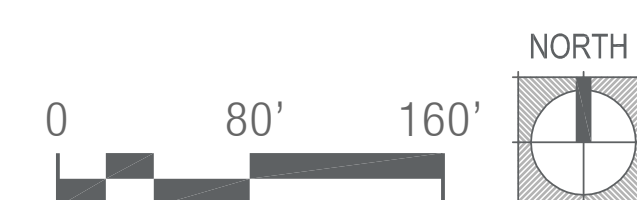
RDG... DESIGN

Missman, inc. Professional Engineers & Land Surveyors

Rock Island, IL • Davenport, IA • Des Moines, IA • Rockford, IL • Dallas, TX
(319) 344-0001 • (319) 344-0002 • (319) 344-0003 • (319) 344-0004 • (319) 344-0005 • (319) 344-0006 • (319) 344-0007 • (319) 344-0008 • (319) 344-0009 • (319) 344-0010 • (319) 344-0011 • (319) 344-0012 • (319) 344-0013 • (319) 344-0014 • (319) 344-0015 • (319) 344-0016 • (319) 344-0017 • (319) 344-0018 • (319) 344-0019 • (319) 344-0020 • (319) 344-0021 • (319) 344-0022 • (319) 344-0023 • (319) 344-0024 • (319) 344-0025 • (319) 344-0026 • (319) 344-0027 • (319) 344-0028 • (319) 344-0029 • (319) 344-0030 • (319) 344-0031 • (319) 344-0032 • (319) 344-0033 • (319) 344-0034 • (319) 344-0035 • (319) 344-0036 • (319) 344-0037 • (319) 344-0038 • (319) 344-0039 • (319) 344-0040 • (319) 344-0041 • (319) 344-0042 • (319) 344-0043 • (319) 344-0044 • (319) 344-0045 • (319) 344-0046 • (319) 344-0047 • (319) 344-0048 • (319) 344-0049 • (319) 344-0050 • (319) 344-0051 • (319) 344-0052 • (319) 344-0053 • (319) 344-0054 • (319) 344-0055 • (319) 344-0056 • (319) 344-0057 • (319) 344-0058 • (319) 344-0059 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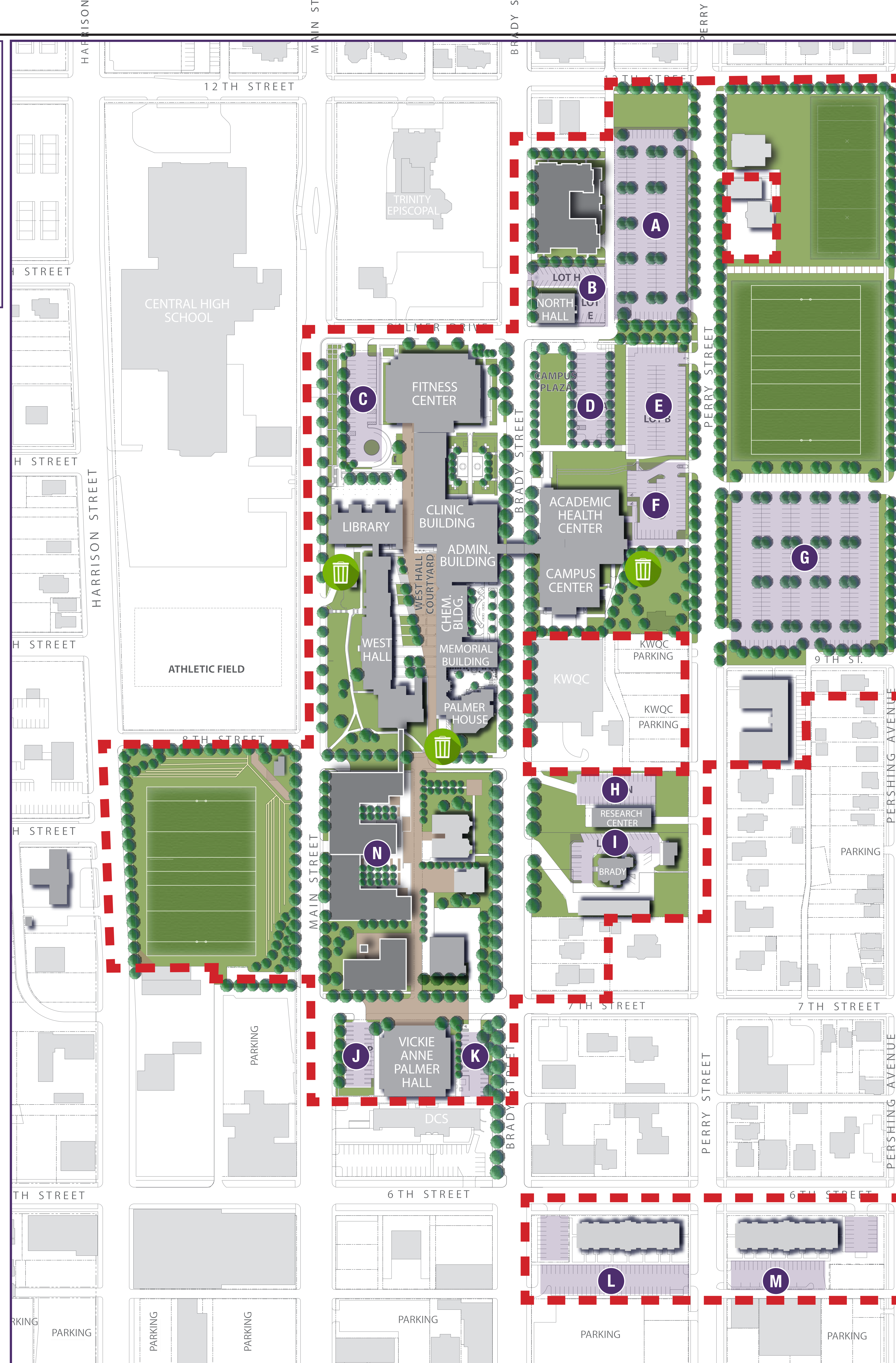
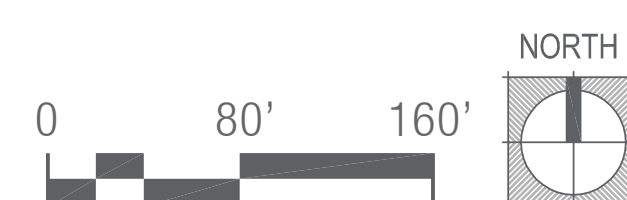
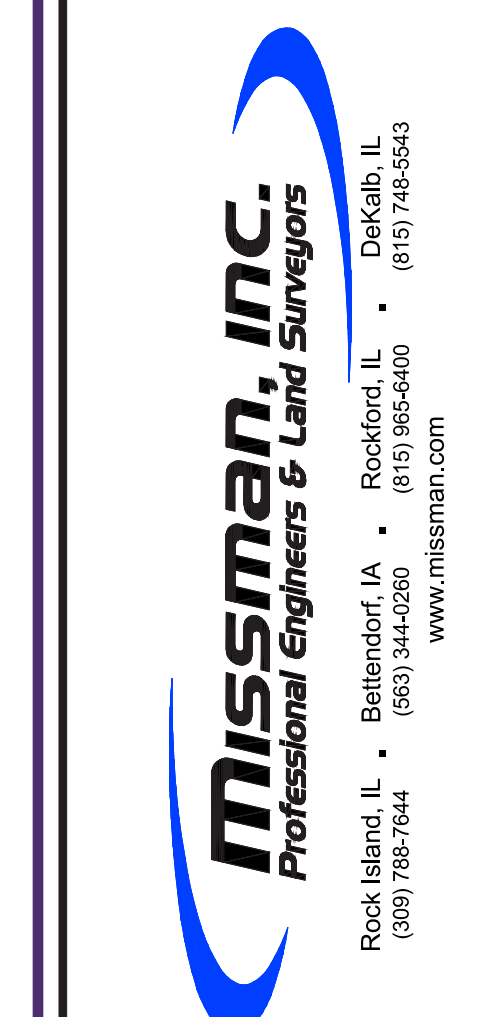


- 1 121 8TH STREET BOARDING HOUSE
- 2 719 MAIN STREET
- 3 715 MAIN STREET
- 4 705 MAIN STREET
- 5 826 PERSHING STREET
- 6 1028 PERSHING STREET
- 7 1118 PERSHING STREET
- 8 1124 PERSHING STREET
- 9 225 12TH STREET
- 10 221 12TH STREET
- 11 219 12TH STREET
- 12 215 12TH STREET
- 13 1138-1140 PERRY STREET
- 14 1132 PERRY STREET
- 15 1126 PERRY STREET

[illegible]



LOADING DOCKS & RECEIVING AREAS

[illegible]

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

PARKING, LOADING AREAS & LANDSCAPE DIAGRAMS

Missman Project No:
C16L060

RDG Project #:
R3001.734.00

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Checked By: JMA

DATE: 6/27/17 REV: 2/13/18

MP-3

Sheet 3 of 3

PALMER COLLEGE OF CHIROPRACTIC PLANNED INSTITUTIONAL DISTRICT

DAVENPORT, IOWA



EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

PALMER COLLEGE OF CHIROPRACTIC

1000 Brady Street
Davenport, IA 52803
(563)-884-5653

STUDIO 483
Greg Govey
(563)-326-2555



DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

SOILS DATA		
Soil County, Iowa	Soil County, Iowa	Soil County, Iowa
4243C—Soil Urban land complex, 1 to 3 percent	4243C—Soil Urban land complex, 1 to 3 percent	4243C—Soil Urban land complex, 1 to 3 percent
Map Unit Setting	Map Unit Setting	Map Unit Setting
National map unit symbol: Rnd	National map unit symbol: Rnd	National map unit symbol: Rnd
Elevation: 480 to 500 feet	Elevation: 480 to 500 feet	Elevation: 480 to 500 feet
Mean annual precipitation: 39 to 47 inches	Mean annual precipitation: 39 to 47 inches	Mean annual precipitation: 39 to 47 inches
Mean annual evapotranspiration: 40 to 50 inches	Mean annual evapotranspiration: 40 to 50 inches	Mean annual evapotranspiration: 40 to 50 inches
Mean annual temperature: 49 to 51 degrees F	Mean annual temperature: 49 to 51 degrees F	Mean annual temperature: 49 to 51 degrees F
Frost-free period: 160 to 180 days	Frost-free period: 160 to 180 days	Frost-free period: 160 to 180 days
Parent material: Not given, Tervent	Parent material: Not given, Tervent	Parent material: Not given, Tervent
Map Unit Composition	Map Unit Composition	Map Unit Composition
Urban land: 100 percent	Urban land: 100 percent	Urban land: 100 percent
Estimates are based on observations, descriptions, and statistics of the material.	Estimates are based on observations, descriptions, and statistics of the material.	Estimates are based on observations, descriptions, and statistics of the material.
State Source Information	State Source Information	State Source Information
High Survey Area: Soil County, Iowa	High Survey Area: Soil County, Iowa	High Survey Area: Soil County, Iowa
Survey Area Data: Section 16, Twp 35, Rnd	Survey Area Data: Section 16, Twp 35, Rnd	Survey Area Data: Section 16, Twp 35, Rnd
Description of Soils		
Setting	Setting	Setting
Landform: Interfluvial	Landform: Interfluvial	Landform: Interfluvial
Landform position (three-dimensional): Summit	Landform position (three-dimensional): Summit	Landform position (three-dimensional): Summit
Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Convex
Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex
Parent material: Fine silty loess	Parent material: Fine silty loess	Parent material: Fine silty loess
Typical profile	Typical profile	Typical profile
0 to 17 inches: A1 loess	0 to 17 inches: A1 loess	0 to 17 inches: A1 loess
17 to 40 inches: A2 loess	17 to 40 inches: A2 loess	17 to 40 inches: A2 loess
40 to 70 inches: A3 loess	40 to 70 inches: A3 loess	40 to 70 inches: A3 loess
Properties and qualities	Properties and qualities	Properties and qualities
Depth to water table: More than 40 inches	Depth to water table: More than 40 inches	Depth to water table: More than 40 inches
Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None
Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None
Swelling, shrinkage in profile: Swelling to only slightly visible (0 to 2.0 inches)	Swelling, shrinkage in profile: Swelling to only slightly visible (0 to 2.0 inches)	Swelling, shrinkage in profile: Swelling to only slightly visible (0 to 2.0 inches)
Available water storage in profile: High (about 10 inches)	Available water storage in profile: High (about 10 inches)	Available water storage in profile: High (about 10 inches)
Interpretation groups	Interpretation groups	Interpretation groups
Land capability classification (long-term): None	Land capability classification (long-term): None	Land capability classification (long-term): None
Land capability classification (intermittent): B	Land capability classification (intermittent): B	Land capability classification (intermittent): B
Permeability: Not given, C	Permeability: Not given, C	Permeability: Not given, C
Harsh soil rating: No	Harsh soil rating: No	Harsh soil rating: No
Description of Urban Land		
Setting	Setting	Setting
Landform position (three-dimensional): Interfluvial	Landform position (three-dimensional): Interfluvial	Landform position (three-dimensional): Interfluvial
Landform position (three-dimensional): Base slope	Landform position (three-dimensional): Base slope	Landform position (three-dimensional): Base slope
Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Convex
Across-slope shape: Linear	Across-slope shape: Linear	Across-slope shape: Linear
Parent material: Not given, Tervent	Parent material: Not given, Tervent	Parent material: Not given, Tervent
Properties and qualities	Properties and qualities	Properties and qualities
Depth to water table: More than 40 inches	Depth to water table: More than 40 inches	Depth to water table: More than 40 inches
Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None
Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None
Swelling, shrinkage in profile: Swelling to only slightly visible (0 to 2.0 inches)	Swelling, shrinkage in profile: Swelling to only slightly visible (0 to 2.0 inches)	Swelling, shrinkage in profile: Swelling to only slightly visible (0 to 2.0 inches)
Available water storage in profile: High (about 10 inches)	Available water storage in profile: High (about 10 inches)	Available water storage in profile: High (about 10 inches)
Interpretation groups	Interpretation groups	Interpretation groups
Land capability classification (long-term): None	Land capability classification (long-term): None	Land capability classification (long-term): None
Land capability classification (intermittent): B	Land capability classification (intermittent): B	Land capability classification (intermittent): B
Permeability: Not given, C	Permeability: Not given, C	Permeability: Not given, C
Harsh soil rating: No	Harsh soil rating: No	Harsh soil rating: No

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UTILITY NOTE

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

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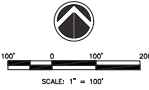
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DAVENPORT, IA

COVER SHEET

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Sheet 1 of 18



-  PROPOSED SPORTS FIELD
-  PROPOSED LANDSCAPE
-  PROPOSED STRUCTURE
-  PROPOSED PARKING
-  PROPOSED ENHANCED CAMPUS CORRIDOR

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

ITEM	SQUARE FOOTAGE	ACRES	RUNOFF COEFFICIENT
EXISTING:			
Buildings / Structures	348,044	7.99	0.95
Parking/Driveways	568,022	13.04	0.95
Total Existing Impervious	916,066	21.03	
Total Existing Pervious	608,969	13.98	
Total	1,525,035	35.01	
PROPOSED:			
Buildings / Structures	348,916	8.01	0.95
Parking Lots / Driveways	483,081	11.09	0.95
Enhanced Campus Corridor	51,993	1.19	0.95
South West Rugby Field	159,574	3.66	0.61
North East Green Space	162,547	3.73	0.61
Remaining Green Space	319,295	7.33	0.61
Total Proposed Impervious	883,990	20.29	
Total Proposed Pervious	641,416	14.72	
Total	1,525,406	35.01	
Additional Pervious from Vacated Roadways	33,521	0.769536	0.61

REVISIONS

NO.	DESCRIPTION	DATE
1 <td>BOUNDARY REVISIONS<td>8/1/23</td></td>	BOUNDARY REVISIONS <td>8/1/23</td>	8/1/23
2 <td>COMMITTEE OF THE WHOLE REVISIONS<td>2/1/24</td></td>	COMMITTEE OF THE WHOLE REVISIONS <td>2/1/24</td>	2/1/24



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OVERALL LAND USE PLAN

Missman Project No:
C16L060

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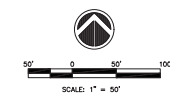
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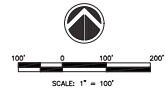
NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR



REVISIONS		DATE
DESCRIPTION		
NO.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	09/20/17
2	COMMITTEE OF THE WHOLE REVISIONS	01/23/18

PALMER PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IA		LAND USE PLAN-NORTH	
Missman Project No: C16L060		Missman, Inc. Professional Engineers & Land Surveyors	
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C-2		Sheet 4 of 18	



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.
2. See P.I.D. Data sheet for additional information on existing properties, buildings, and parking lots. (C-13)

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DAVENPORT, IA

OVERALL EXISTING CONDITIONS

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Sheet 6 of 18



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- ① LOADING AREA
- ② RECEIVING AREA
- ③ WASTE COLLECTION POINT

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NO.	DESCRIPTION
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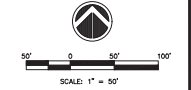
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Sheet 7 of 18



NOTES:
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- ① LOADING AREA
- ② RECEIVING AREA
- ③ WASTE COLLECTION POINT



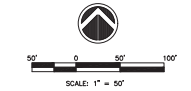
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EXISTING CONDITIONS-SOUTH



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- SOIL CLASSIFICATION LINE
- SOIL CLASSIFICATION
- LOADING AREA
- RECEIVING AREA
- WASTE COLLECTION POINT

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1	BOUNDARY REVISIONS
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DATE	09/20/17



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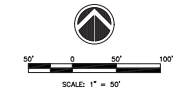
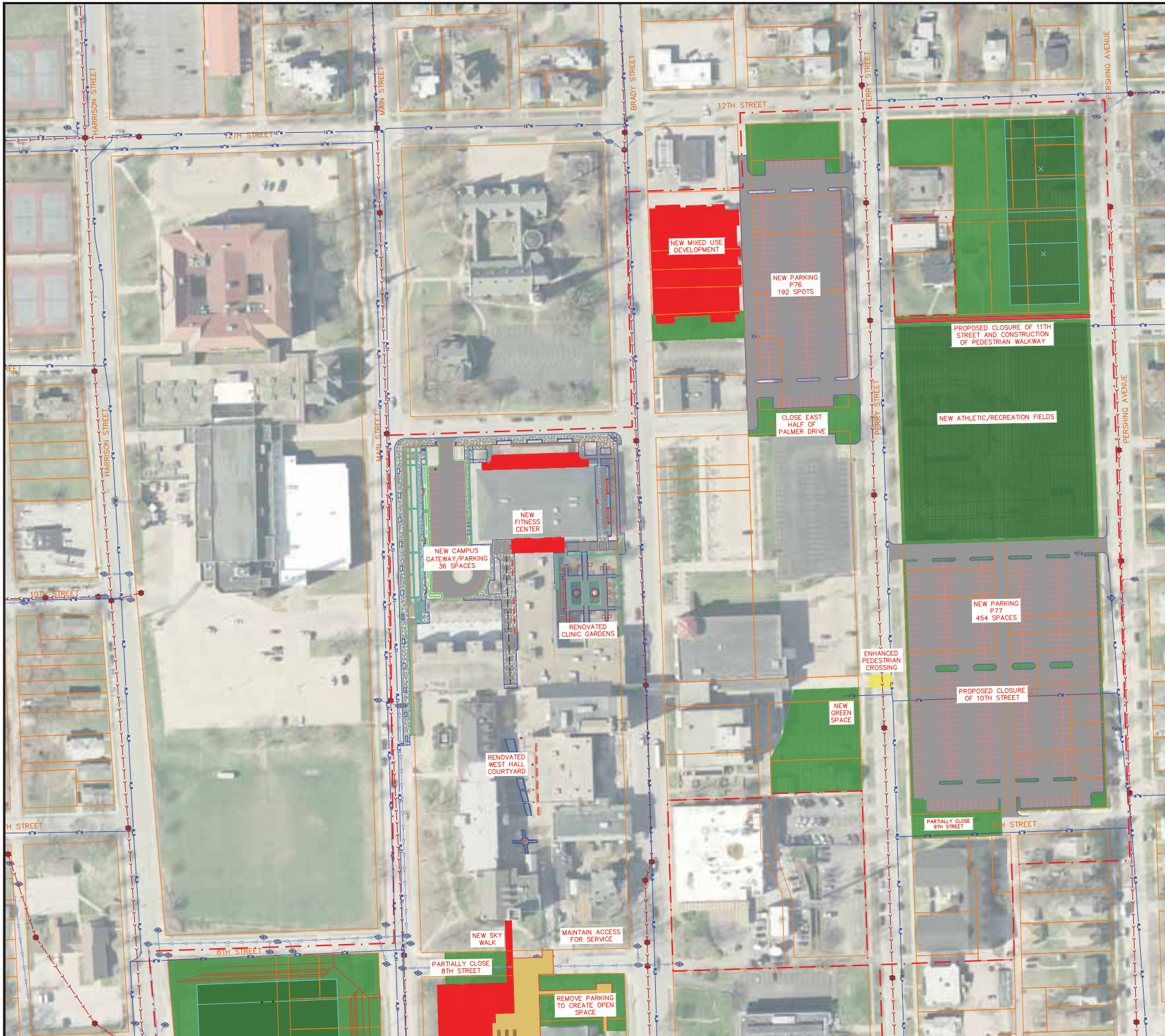
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AREA AND SOILS-SOUTH

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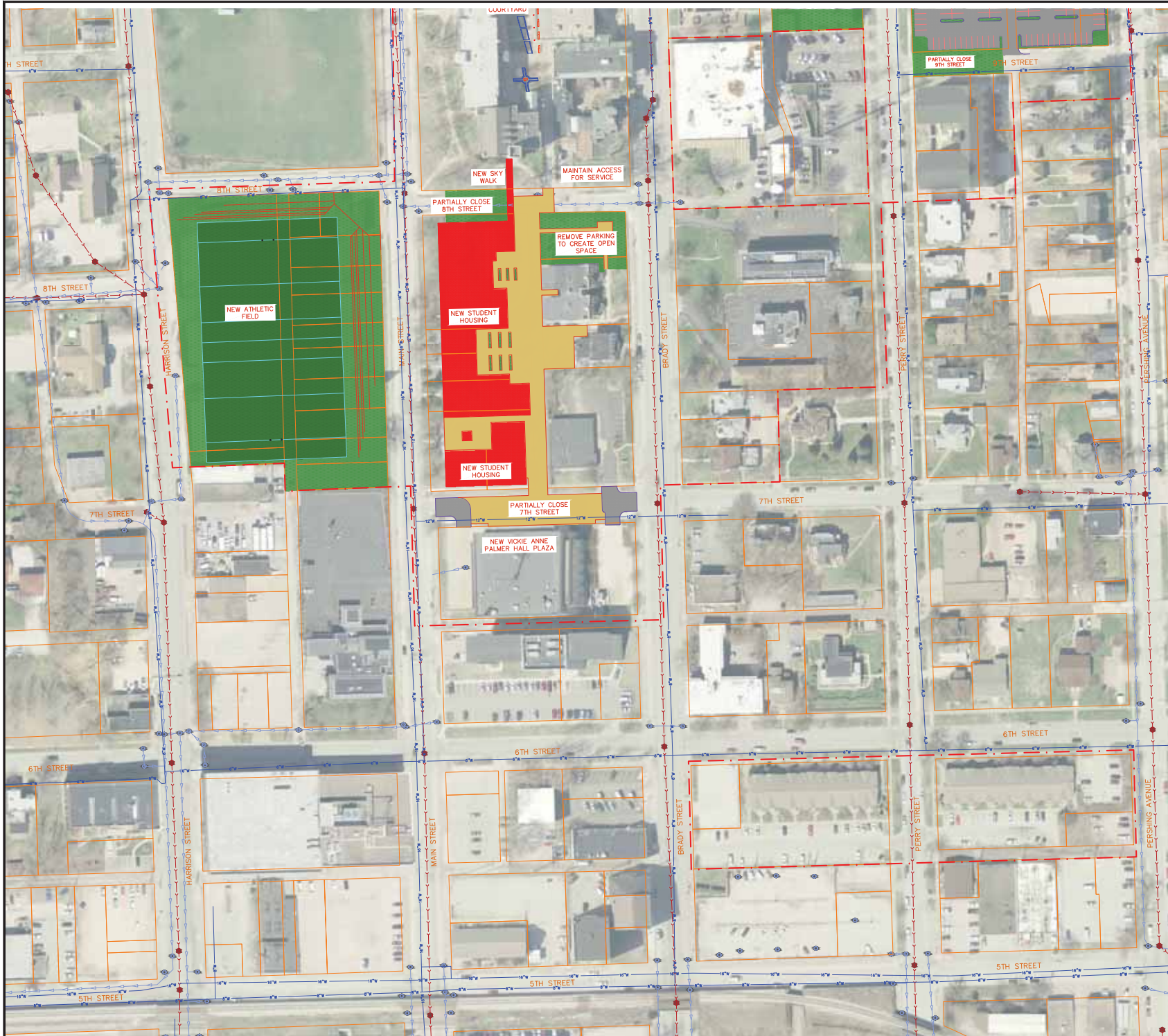
- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- EXISTING
 - STORM MANHOLE
 - STORM INLET
 - PROPERTY LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE

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NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
 - PROPOSED LANDSCAPE
 - PROPOSED STRUCTURE
 - PROPOSED PARKING
 - PROPOSED ENHANCED CAMPUS CORRIDOR
- EXISTING
- STORM MANHOLE
 - STORM INLET
 - PROPERTY LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE

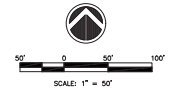
REVISIONS	
NO.	DESCRIPTION
1	BOUNDARY REVISIONS
2	COMMITTEE OF THE WHOLE REVISIONS



PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

SITE UTILITIES-SOUTH

Missman Project No: C16L060
File Name: C:\16L060 SITE
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Drawn By: AEK
Checked By: JLH
Date: 7/26/17
C-10
Sheet 13 of 18



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- SLOPES > 10%

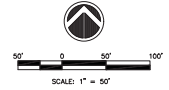


REVISIONS	
NO.	DESCRIPTION
1	BOUNDARY REVISIONS
2	COMMITTEE OF THE WHOLE REVISIONS

Missman, Inc.
Professional Engineers & Land Surveyors
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PALMER PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IA	
GRADING & DRAINAGE-NORTH	

Missman Project No: C16L060	
File Name: C:\16L060 GRADING AND DRAINAGE	
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C-11	
Sheet 14 of 18	



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

-  PROPOSED SPORTS FIELD
-  PROPOSED LANDSCAPE
-  PROPOSED STRUCTURE
-  PROPOSED PARKING
-  PROPOSED ENHANCED CAMPUS CORRIDOR
-  SLOPES > 10%
-  CONTOUR
-  DRAINAGE DIRECTION

REVISIONS	
NO.	DESCRIPTION
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PALMER PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IA	
GRADING & DRAINAGE-SOUTH	

Missman Project No: C16L060	
File Name: C:\PROJECTS\GRADING AND DRAINAGE\GRADING AND DRAINAGE-SOUTH.dwg	
Field Book No: Drawn By: AEK	
Checked By: J.L.H.	
Date: 7/26/17	
C-12	
Sheet 15 of 18	

APPROXIMATE OVERALL AREA USE DESCRIPTION												
Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height (FT)	Parcel Size (ac)	Coverage Type - Initial Impervious (ac)	Coverage Type - Initial Pervious (ac)	Coverage Type - Proposed Impervious (ac)	Coverage Type - Proposed Pervious (ac)
1	P1	41,542	-	41,542	Parking Lot	-	-	1.62	0.95	0.67	0.00	1.62
2	-	2,118	-	2,118	-	-	-	0.09	0.05	0.04	0.00	0.09
3	-	-	-	-	Empty Lot	-	-	0.08	0.00	0.08	0.00	0.08
4	B1	1,074	1	1,074	Storage	-	-	-	0.02	0.02	0.02	-
5	B2	96	1	96	Shed	-	-	0.17	0.00	0.10	0.00	0.10
6	P2	2,209	-	2,209	Paved Surface	-	-	-	0.05	0.05	0.05	-
7	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
8	-	-	-	-	Empty Lot	-	-	0.15	0.00	0.15	0.00	0.15
9	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
10	-	-	-	-	Empty Lot	-	-	0.11	0.00	0.13	0.00	0.13
11	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
12	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
13	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
14	B3	28,375	2	43,758	Fitness Center	-	-	0.14	0.00	0.14	0.00	0.14
15	B4	23,608	2	55,114	Classroom Building	-	-	0.65	0.54	0.54	0.00	0.65
16	B5	16,620	3	51,343	Library	-	-	0.38	0.38	0.38	0.00	0.38
17	B6	8,502	4	36,987	Admin Building	-	-	0.20	0.20	0.20	0.00	0.20
18	B7	22,560	3	81,240	West Hall	-	-	0.52	0.52	0.52	0.00	0.52
19	B8	11,540	2	19,035	Chemistry Building	-	-	0.26	0.26	0.26	0.00	0.26
20	B9	6,416	3	20,918	Memorial Building	-	-	0.15	0.15	0.15	0.00	0.15
21	B10	6,130	3	12,718	Palmer Mansion	-	-	0.14	0.14	0.14	0.00	0.14
22	P3	27,856	-	27,856	Parking Lot	-	-	0.64	0.64	0.64	0.00	0.64
23	P4	3,056	-	3,056	Parking Lot	-	-	0.07	0.07	0.07	0.00	0.07
24	-	139,803	-	139,803	Non-Building Campus	-	-	1.93	1.93	1.93	0.00	1.93
25	B11	6,495	3	23,232	Campus Housing	-	-	0.15	0.48	0.48	0.00	0.15
26	P5	9,004	-	9,004	Parking Lot	-	-	0.22	0.41	0.45	0.05	0.05
27	P6	8,890	-	8,890	Paved Alley	-	-	0.20	0.20	0.20	0.00	0.20
28	B12	1,854	-	1,854	Residential Housing	-	-	0.04	0.05	0.05	0.00	0.04
29	P7	3,578	-	3,578	Paved Area	-	-	0.08	0.05	0.11	0.01	0.01
30	B13	2,568	-	4,216	Residential Housing	-	-	0.06	0.06	0.07	0.01	0.01
31	P8	2,855	-	2,855	Paved Area	-	-	0.07	0.11	0.11	0.00	0.07
32	B14	1,466	-	2,885	Residential Housing	-	-	0.03	0.15	0.19	0.00	0.03
33	P9	1,156	-	1,156	Paved Area	-	-	0.03	0.02	0.02	0.00	0.03
34	B15	2,034	-	4,040	Residential Housing	-	-	0.14	0.05	0.14	0.00	0.14
35	P10	640	-	640	Paved Area	-	-	0.01	0.25	0.11	0.06	0.01
36	-	-	-	-	Empty Lot	-	-	0.20	0.02	0.18	0.19	0.01
37	P11	9,000	-	9,000	Parking Lot	-	-	0.24	0.21	0.03	0.03	0.21
38	P12	1,375	-	1,375	Parking Lot	-	-	0.36	0.03	0.19	0.13	0.23
39	B16	6,126	-	23,948	Resident Hall	121 8th Street	-	0.14	0.06	0.06	0.05	0.05
40	B17	2,652	3	8,329	Resident Hall	Brady Manor	36	0.22	0.10	0.11	0.00	0.22
41	P12	4,200	-	4,200	Parking Lot	-	-	0.10	0.11	0.11	0.00	0.10
42	B18	5,600	-	5,600	Office Building	Palmer Admissions Building	-	0.60	0.13	0.22	0.13	0.22
43	P13	11,029	-	11,029	Parking Lot	-	-	0.25	0.25	0.25	0.00	0.25
44	B19	22,132	4	123,046	Office Building	-	-	0.51	0.51	0.51	0.00	0.51
45	P14	8,891	-	8,891	Parking Lot	Vickie Anne Palmer Hall	86	1.12	0.20	0.22	0.20	0.22
46	P15	8,420	-	8,420	Parking Lot	-	-	0.19	0.19	0.19	0.00	0.19
47	B20	7,740	1	7,740	Retail Store	Brady Home Furniture	-	0.38	0.18	0.02	0.23	0.15
48	P16	7,840	-	7,840	Parking Lot / Alley	-	-	0.18	0.18	0.02	0.23	0.15
49	B21	1,287	1.5	1,860	Residential Housing	-	-	0.11	0.03	0.07	0.10	0.01
50	B22	576	1	576	Garage	-	-	0.01	0.01	0.07	0.10	0.01
51	B23	1,240	2	2,468	Barber Shop	-	-	0.10	0.03	0.00	0.10	0.00
52	P17	3,050	-	3,050	Paved Area	-	-	0.07	0.07	0.00	0.10	0.00
53	B24	1,640	2	2,915	Retail Store	-	-	0.13	0.04	0.01	0.13	0.00
54	P18	3,300	-	3,300	Parking Lot	-	-	0.08	0.08	0.01	0.13	0.00
55	B25	1,333	2	2,693	Apartment Housing	-	-	0.15	0.03	0.12	0.04	0.11
56	P19	7,034	-	7,034	Parking Lot	-	-	0.21	0.16	0.05	0.16	0.05
57	B26	4,800	2	6,600	Classroom Building	-	-	0.21	0.11	0.02	0.11	0.02
58	P20	3,600	-	3,600	Parking Lot	North Hall	26	0.21	0.08	0.02	0.08	0.02
59	-	-	-	-	Empty Lot	-	-	0.21	0.00	0.21	0.00	0.21
60	B27	2,400	2	4,093	Multi-Residential	-	-	0.21	0.06	0.15	0.17	0.04
61	B28	2,734	2	4,385	Multi-Residential	-	-	0.21	0.06	0.15	0.21	0.00
62	B29	2,240	2	4,286	Multi-Residential	-	-	0.33	0.05	0.28	0.33	0.00
63	P21	20,500	-	20,500	Parking Lot	-	-	0.58	0.47	0.11	0.56	0.02
64	B30	1,440	2	2,400	Residential Housing	-	-	0.10	0.03	0.07	0.08	0.02
65	-	5,000	-	5,000	-	-	-	0.17	0.11	0.06	0.11	0.06
66	P22	2,009	-	2,009	Parking Lot	-	-	0.07	0.05	0.02	0.05	0.02
67	-	1,500	-	1,500	-	-	-	0.07	0.04	0.03	0.04	0.03
68	-	6,500	-	6,500	-	-	-	1.08	0.15	0.58	0.15	0.58
69	B31	19,847	3	59,541	Academic Health Center	-	-	0.11	0.35	0.58	0.35	0.58
70	P22	30,727	-	30,727	Parking Lot	Lot B	-	1.58	0.71	0.35	0.71	0.35
71	P23	17,813	-	17,813	Parking Lot	Lot C	-	-	0.41	0.41	0.41	0.41
72	B32	7,437	-	58,136	Campus Center	Palmer College of Chiropractic Campus	-	0.33	0.22	0.11	0.22	0.11
73	-	5,617	-	-	Campus Center	-	-	0.27	0.24	0.03	0.24	0.03
74	-	2,716	-	-	Campus Center	-	-	0.26	0.18	0.08	0.18	0.08

APPROXIMATE OVERALL AREA USE DESCRIPTION												
Area	Structure	Structure Footprint (SF)	Stories	Gross Floor Area (SF)	Existing Use	Property Name	Building Height (FT)	Parcel Size (ac)	Coverage Type - Initial Impervious (ac)	Coverage Type - Initial Pervious (ac)	Coverage Type - Proposed Impervious (ac)	Coverage Type - Proposed Pervious (ac)
47	B33	6,043	4	26,910	Research Center	-	40	0.97	0.14	0.54	0.14	0.54
	P33	12,794	-	12,794	Lot N	-	-	-	0.29	0.29	-	0.29
48	B34	3,180	3	9,525	Brady Manor	-	48	0.53	0.08	0.10	0.08	0.10
	P25	15,246	-	15,246	Lot O	-	-	-	0.35	0.35	-	0.35
49	B35	1,098	1	1,098	Residential Housing	Palmer College of Chiropractic Campus	-	0.19	0.03	0.06	0.10	0.06
	P26	4,275	-	4,275	Lot O	-	-	-	0.10	-	0.10	-
50	B36	3,456	2	6,912	Apartment Housing	-	-	0.55	0.08	0.33	0.08	0.33
	P27	6,286	-	6,286	Lot O	-	-	-	0.14	-	0.14	-
	B37	1,509	2	2,600	Residential Housing	-	-	-	0.04	-	0.04	-
51	B38	356	-	356	Garage	-	-	0.17	0.01	0.04	0.01	0.04
	P28	3,485	-	3,485	Paved Area	-	-	-	0.08	-	0.08	-
52	B39	1,424	2	2,825	Residential Housing	-	-	-	0.03	-	0.03	-
	P29	2,357	-	2,357	Paved Area	-	-	0.17	0.05	0.09	0.05	0.09
53	B40	1,643	2	2,888	Residential Housing	-	-	0.20	0.04	0.11	0.04	0.11
	P30	1,981	-	1,981	Paved Area	-	-	-	0.05	-	0.05	-
54	P31	3,800	-	3,800	Paved Area	-	-	0.34	0.09	0.25	0.03	0.31
55	B41	1,754	2	3,284	Residential Housing	-	-	0.17	0.04	0.11	0.00	0.17
	B36	836	1	836	Garage	-	-	-	0.02	-	-	-
56	P32	7,100	-	7,100	Parking Lot	-	-	0.18	0.16	0.02	0.16	0.02
57	B43	11,201	3	27,736	Residential Hall	Perry Hill Housing	44	1.06	0.26	0.36	0.26	0.36
	P33	19,100	-	19,100	Parking Lot	-	-	-	0.44	-	0.44	-
58	-	-	-	-	Empty Lot	-	-	0.19	0.00	0.19	0.00	0.19
59	B44	3,986	2	7,972	Student Housing	8 Gables	26	0.18	0.09	0.09	0.09	0.09
	B45	1,833	2	2,969	Residential Housing	-	-	-	0.04	-	-	-
60	P34	772	-	772	Paved Area	-	-	0.18	0.02	0.12	0.00	0.18
61	B46	1,960	2	3,017	Residential Housing	-	-	-	0.05	-	0.15	0.00
	B47	648	1	648	Garage	-	-	0.21	0.05	0.15	0.00	0.21
62	B48	1,266	2	1,948	Residential Housing	-	-	-	0.03	-	0.03	-
	P35	268	-	268	Paved Area	-	-	0.14	0.01	0.10	0.00	0.14
63	-	-	-	-	Empty Lot	-	-	0.21	0.00	0.21	0.00	0.21
64	B49	1,188	2	1,520	Residential Housing	-	-	-	0.14	0.03	0.11	0.00
65	B50	1,152	2	2,002	Residential Housing	-	-	-	0.03	-	0.05	0.00
	P36	1,331	-	1,331	Paved Area	-	-	-	0.03	-	0.00	0.09
66	B51	1,184	2	2,108	Residential Housing	-	-	0.09	0.03	0.04	0.00	0.09
67	B52	1,218	2	1,838	Residential Housing	-	-	-	0.03	-	0.00	0.10
68	-	-	-	-	Empty Lot	-	-	0.10	0.03	0.07	0.00	0.10
	-	-	-	-	Empty Lot	-	-	0.35	0.00	0.35	0.00	0.35
69	P37	20,000	-	20,000	Parking Lot	-	-	0.47	0.46	0.01	0.00	0.47
70	B53	7,768	-	12,960	Commercial Building	-	-	-	0.18	-	-	-
	P38	3,871	-	3,871	Courtyard Area	-	-	0.51	0.09	0.16	0.00	0.51
	P39	3,614	-	3,614	Parking Lot	-	-	-	0.08	-	-	-
71	P40	7,300	-	7,300	Parking Lot	-	-	0.17	0.17	0.00	0.00	0.17
72	B54	2,760	2	4,874	Commercial Building	-	-	0.14	0.14	0.00	0.05	0.09
73	P41	3,590	-	3,590	Parking Lot	-	-	0.16	0.06	0.02	0.14	0.02
74	B55	5,600	-	5,600	Parking Lot	-	-	-	0.16	0.13	0.03	0.15
75	P42	12,600	-	12,600	Parking Lot	-	-	0.31	0.29	0.02	0.30	0.01
76	B56	5,580	-	5,580	Parking Lot	-	-	0.21	0.13	0.08	0.19	0.02
77	-	-	-	-	Empty Lot	-	-	0.51	0.00	0.51	0.00	0.51
	B55	1,642	3	4,916	Commercial Building	-	-	-	0.04	-	-	-
78	B56	600	1	600	Garage	-	-	0.34	0.01	0.28	0.03	0.31
	B57	400	1	400	Garage	-	-	-	0.01	-	-	-
79	B58	16,000	-	16,000	Parking Lot	-	-	0.44	0.37	0.07	0.42	0.02
80	-	3,800	-	3,800	-	-	-	0.10	0.09	0.01	0.10	0.00
81	P43	3,900	-	3,900	Parking Lot	-	-	0.10	0.09	0.01	0.10	0.00
82	-	1,600	-	1,600	-	-	-	0.06	0.04	0.02	0.05	0.01
83	-	4,000	-	4,000	-	-	-	0.14	0.09	0.05	0.13	0.01
84	P44	22,500	-	22,500	Parking Lot	-	-	0.68	0.52	0.16	0.63	0.05
85	B58	2,798	3	8,010	Commercial Building	-	-	0.20	0.06	0.03	0.20	0.00
	P45	4,790	-	4,790	Parking Lot	-	-	-	0.11	-	-	-
86	B59	4,330	3	8,598	Commercial Building	-	-	0.18	0.07	0.01	0.16	0.02
	B59	3,258	3	8,598	Commercial Building	-	-	-	0.10	-	-	-
87	B60	1,052	1.5	1,428	Residential Housing	-	-	0.06	0.02	0.04	0.05	0.01
88	B61	1,731	2	2,324	Residential Housing	-	-	0.06	0.04	0.02	0.05	0.01
89	B62	969	2	2,027	Residential Housing	-	-	0.05	0.02	0.03	0.04	0.01
90	B63	885	2	1,344	Residential Housing	-	-	0.05	0.02	0.03	0.03	0.02
91	P46	4,205	-	4,205	Parking Lot	-	-	0.56	0.10	0.25	0.10	0.25
	B64	13,079	4	47,452	Residential Hall	-	-	-	0.21	-	0.21	-
92	B65	1,396	1	1,288	Residential Housing	-	-	0.16	0.09	0.07	0.09	0.07
93	B66	200	1	-	Garage	-	-	0.16	0.03	0.13	0.03	0.13
	B67	11,201	3	27,736	Resident Hall	-	44	-	0.26	-	0.26	-
94	P47	5,208	-	5,208	Paved Area	-	-	0.97	0.12	0.37	0.12	0.37
	P48	9,592	-	9,592	Paved Area	-	-	-	0.22	-	0.22	-
95	-	-	-	-	Empty Lot	-	-	0.14	0.00	0.14	0.00	0.14
Total Area								35.01	21.03	13.98	20.29	14.72
Gross Area Coverage		Building (ac)	Pavement (ac)	Pervious (ac)	Total (ac)							
Initial		7.99	13.04	13.98	35.01		Approximate additional impervious area from abandoned streets = 85 acres					
Proposed		8.01	12.28	14.72	35.01		Total Impervious = 15.57 acres					

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C-14
Sheet 17 of 18



PALMER COLLEGE OF CHIROPRACTIC

July 24, 2017 (Revised 8-7-2017) #2016-120D

PLANNED INSTITUTIONAL DISTRICT APPLICATION

NARRATIVE

Narrative of intent and compatibility with surrounding area. A narrative shall be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum shall include the following:

- a. Description of overall architectural and/or urban design theme:
 - **Palmer College of Chiropractic has evolved to meet the needs of its students and faculty as it has grown over the past 100 years; however, the architectural theme has remained constant. Buildings and houses of brick and stone dominate the campus, with more metal and glass introduced into recent projects. All have an urban “academic” design style with 2 to 4 floors of space. The campus plan and interaction with the neighborhood has also evolved aligning the core of academic spaces with Brady Street and residential buildings/parking at the perimeter. The proposed Master Plan strengthens the campus edge through expanded greenspace and landscaping at perimeter streets, buildings, and parking lots.**
- b. Total number of existing and proposed users and employees of the facility:
 - **Palmer’s current enrollment on at their Davenport Campus is approximately 1,000 students supported by 300 faculty and staff. 150 students live on campus. The proposed 10-year plan allows for an accommodation of up to 1,500 students with 400 living on campus.**
- c. Description of existing and proposed conditions of development along the outer boundaries of the planned institutional district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.
 - **The Master Plan goals are to “create sensitive and mutually beneficial transitions between campus and the adjacent properties.” The proposed Campus Master Plan created by RDG Planning & Design is to create connection and comfort establishing a campus presence with the surrounding area. New buildings are minimal (residential only) and adding enhanced lighting, fencing, and landscaping will enhance this design concept.**

- d. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns:
- **Palmer College has been actively involved with Hilltop Campus Village since its inception, as well as in communication with Davenport Community Schools and adjacent businesses regarding any campus activities and improvements that impact the surrounding neighborhood. Although there are no known active residential groups, Palmer proposes to open a line of communication with the neighbors similar to their relationships with surrounding businesses. Palmer will schedule annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns.**
- e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the planned institutional district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.
- **The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.**
- f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. A description of specific programs to reduce traffic impacts and to encourage the use of public transit, carpooling, bicycling and pedestrian.
- **The urban nature of this campus is reinforced by student living. 15% of Palmer's students live on campus and another 30% to 40% live in rented neighborhood and downtown houses and apartments. The Master Plan proposes an additional 80-100 beds in new student housing. These students all walk to campus. Other students and faculty are encouraged to use public transportation and/or car-pooling for other daily trips to campus. The greening of Brady Street proposed in the Master Plan provides more opportunity for bus access in proximity to campus buildings.**

February 7, 2018

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

At its regular meeting of February 6, 2018, the City Plan and Zoning Commission considered Case No. REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

Findings:

1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand and visualize the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion;
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent neighborhoods.
4. The design of the campus mitigates any potential impacts to the surrounding neighborhoods.

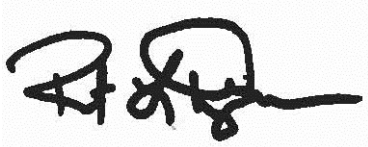
The Plan and Zoning Commission accepted the listing findings and forwards Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the “PID” Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a “PID” Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;

5. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
6. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

The Plan and Zoning Commission vote was 9-yes and 0-no.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
City Plan and Zoning Commission



City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: February 6, 2018
Request: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.
Location: Harrison Street and Pershing Avenue and between East 12th and East 5th Streets
Case No.: REZ17-08
Applicant: Palmer College of Chiropractic

Update:

The Plan and Zoning Commission tabled this request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. The analysis was completed in December 2017 and determined in part “... the City of Davenport’s approval of the Palmer’s PID rezoning application does not create a disparate impact on protected racial or ethnic groups.”

Please note that the Plan and Zoning Commission would need to vote to remove REZ17-08 from the table in order to discuss and vote on the request.

Since the initial request, Palmer College of Chiropractic withdrew a portion of its “PID” Planned Institutional District request as indicated in red on the map to the right. Palmer College of Chiropractic does not own these properties.



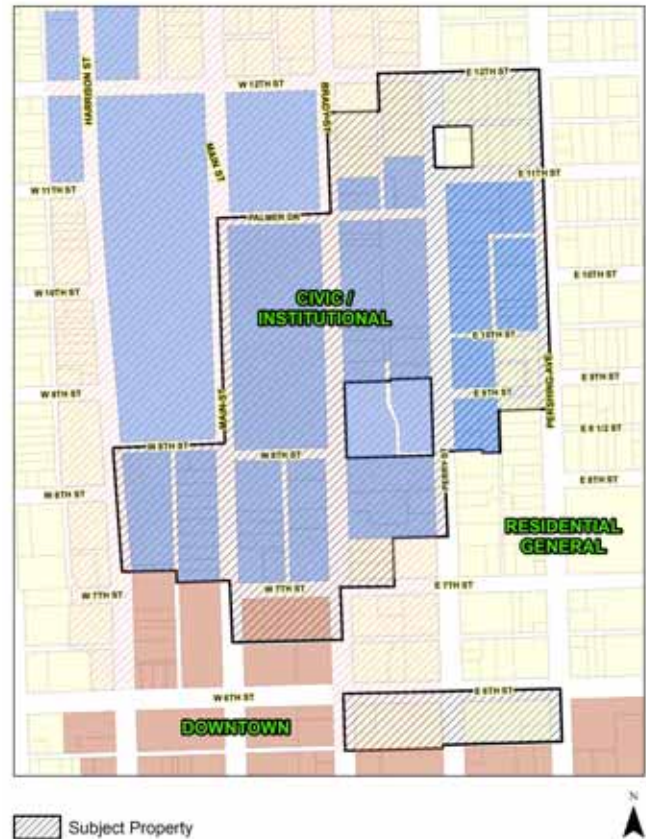
Introduction:

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic and Institutional, Residential General and Downtown.

- 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).
- 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.

- 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.

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

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

Technical Review:

Streets. The Land Use Plan proposes that the following streets and alley be vacated at a future time (see map on the next page):

Streets:

- West 7th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- West 8th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- Palmer Drive between the alley east of Brady Street and Perry Street. The remaining Palmer Drive would be converted back to two-way traffic.
- East 11th Street between Perry Street and Pershing Avenue. This section of East 11th Street is a protected brick street. At its August 8, 2017 meeting, the Historic Preservation Commission recommended that this street be removed from the list of protected brick streets subject to the conditions that a pedestrian corridor be constructed utilizing salvaged bricks and historical markers be erected commemorating the brick street.
- East 10th Street between Perry Street and Pershing Avenue. This portion of East 10th Street is functionally the width of an alley.
- East 9th Street between Perry Street and the alley west of Pershing Avenue.

Alleys:

- The alley between Harrison Street and Main Street south of West 8th Street to the southern limit of the revised “PID” Planned Institutional District boundary.
- A portion of the alley between East 11th Street and East 12th Street between Perry Street and Pershing Avenue.
- The alleys between East 9th Street and East 11th Street and between Perry Street and Pershing Avenue.

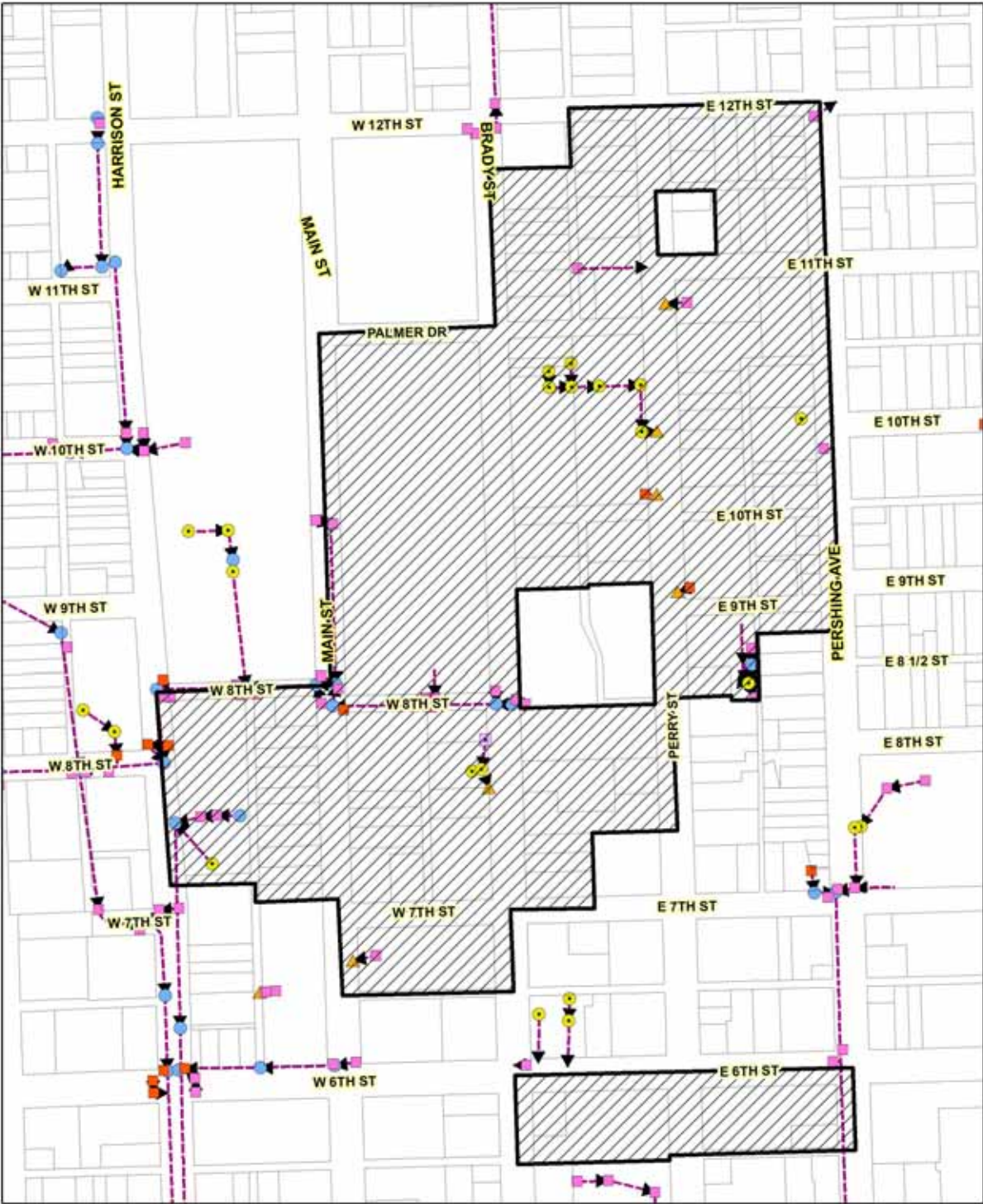


 Subject Property



Notably, the City Traffic Engineer did not express an objection to the potential of these street and alley closures.

Storm Water. Storm water management may be challenging when portions of the campus are redeveloped as there is limited storm sewer in restructure in the area.



 Subject Property



Sanitary Sewer. There is sanitary sewer infrastructure throughout the subject property.

Other Utilities. There are other utilities (water, electric, gas, communications) throughout the boundary of the project.

Emergency Services. There should be no change in emergency access. The campus area is within .6 mile of Central Fire Station.

Parks/Open Space. Palmer College of Chiropractic has indicated that the newly green space west of Pershing Avenue would be available for use by the public.

Public Input:

Notices were sent to property owners within 500 feet of the request notifying them of the August 1, 2017 Plan and Zoning Commission public hearing. Previously, the applicant held a stakeholder meeting on April 13, 2017 and a neighborhood meeting on April 20, 2017. Approximately 10 stakeholders attended the meeting and approximately 50 surrounding property owners attended the meeting.

Since the request was tabled indefinitely, notices were sent to property owners within 500 feet of the request notifying them of the February 6, 2018 Plan and Zoning Commission regular meeting. To date, staff has received six written letters in favor of the request and two letters in opposition of the request.

Staff discussed the request with the general manager of KWQC who expressed concerns that rezoning the property may affect the value of the property should it choose to sell the property at some point in the future. As a response, Palmer College of Chiropractic withdrew the KWQC property from the request. A concern was also expressed regarding the potential closing of West 8th Street because it lines up with the KWQC property's driveway entrance and that the roadway closure would alter its current travel route to the downtown.

The map to the right depicts the properties not owned by Palmer College of Chiropractic. The property circled in red would become non-conforming if rezoned to "PID" Planned Institutional District because a standalone commercial use is not listed as a permitted use. City staff is recommending that properties rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to the discontinuation provision in the Davenport City Code.



The Plan and Zoning Commission may recall that the Civil Rights Commission discussed the rezoning request at its August 8, 2017 meeting because of concerns that the rezoning would have a disparate impact on low income and minority communities. The Civil Rights Commission urged that the request be tabled until a disparate impact analysis has been conducted. The Plan and Zoning Commission tabled the request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. Notably, Palmer College of Chiropractic agreed to an indefinite tabling until the analysis was performed.

The analysis was completed by Mosaic Community Planning in December 2017 and determined in part "... the City of Davenport's approval of the Palmer's PID rezoning application does not create a disparate impact on protected racial or ethnic groups."

Discussion:

In June 2011, the City of Davenport adopted a new "PID" Planned Institutional District zoning classification (Ord. No. 2011-243). The Planned Institutional District applies to all major educational and medical campuses. Existing and proposed campus uses on properties in excess of forty acres in area are required to obtain (apply for) the planned institutional district within five years of the effective date of the ordinance. Additionally, any proposed development of more than five thousand square feet of impervious area within that five year time period shall also require the Planned Institutional District.

The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Encourage the preparation of a land use plan that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures;
3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;
4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Notably, the proposed rezoning contains less than 40 acres. As such, Palmer Chiropractic College is not compelled to rezone the property. However, Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties and removal of a protected brick street.

“PID” Planned Institutional District zoning is required to contain two primary components:

1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

Major Elements of the Land Use Plan:

1. Campus between Brady Street and Main Street
 - Conversion of the existing parking lot and green space to a practice field. There would be a net loss of 129 parking spaces.
2. Campus between Main Street and Brady Street.
 - Formalizing the improvements being made to the fitness facility and surrounding area.
 - Demolition of the former St. Luke's Hospital (already completed) and houses to the south and in its place construction of new student housing and underground parking for the new student housing and existing student housing to the east. The Data Sheet lists a proposed building height of 50 feet, which is permissible. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback along Main Street and West 8th Street. It is staff's opinion that a 0 foot setback would be appropriate along West 8th Street because a portion of West 8th Street is proposed to be vacated. Moreover, a skywalk may be constructed to connect to the buildings on the north of West 8th Street. However, the character of buildings along Main Street is such that a 25 foot setback is warranted.
 - Vacating and closing a portion of West 7th Street and West 8th Street to allow an “enhanced campus corridor” from the north to Vickie Anne Palmer Hall. Please note that the alley between West 7th and West 8th Street and Main Street and Brady Street has already been vacated.
3. Campus between Brady Street to Perry Street.
 - New mixed use building south of the current gas station located at the corner of Brady Street and East 12th Street. The Data Sheet does not identify the proposed building height. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback. It is staff's opinion that a 0 foot setback would be appropriate along Brady Street because the character of buildings along Brady Street is defined by a minimal front yard setback.
 - Demolition of four buildings and expansion of the surface parking area south of East 12th Street and west of Perry Street. There would be a net increase of 138 parking spaces.
 - Vacating and closing a portion of Palmer Drive between Perry Street and the alley to the west.
4. Campus between Perry Street and Pershing Street.
 - Vacating and removing East 11th Street between Perry Street and Pershing Street and demolition of nine buildings and in its place passive green space. There would be a decrease of 38 parking spaces.
 - Vacating and closing East 9th Street and East 10th Street between Perry Street and Pershing Street and the alley in between and demolition of five buildings and in its place construction of a new 454 space surface parking lot. There would be a net increase of 245 parking spaces.

Please note that future street vacations would need to be considered by the Plan and Zoning Commission and approved by the City Council.

As discussed, the “PID” Planned Institutional District requires a 25 foot front yard setback. When the City authorized the PID Ordinance, it was envisioned that the required 25 foot front yard setback would be applicable to the campus edge, not internal to the campus. In that light, staff anticipates an ordinance amendment to allow setback reductions as depicted on the adopted Land Use Plan.

The Land Use Plan specifies that “... Any and all properties included within the boundaries of this PID, that do not have proposed future uses specified on the Land Use Plan and/or the Data Sheet may continue to be used as they currently exist and/or permitted under the PID zoning classification. Said properties may also be used for open space proposes in the event of demolition...”

On July 11, 2017 the Historic Preservation approved the demolition of the 12 historic properties. 11 of the 12 were approved contingent upon the approval of the “PID” Planned Institutional District. The demolition of the former St. Luke’s Hospital was approved without any contingencies. There are two buildings listed on the National Register of Historic Places that are not clearly specified on the Land Use Plan or Data Sheet: 732 Brady Street – Argyle Flats and 1117 Perry Street – Eight Gables. While approval of the PID would not supplant review authority of the Historic Preservation Commission, staff is concerned about the potential loss of individually significant historic properties because these building are not clearly articulated as being preserved. Although not historic, staff shares this concern for 748 Main Street – former gas station.

The landscape plan shows significant greening along public streets and campus edge treatments.



Major Elements of the Narrative of intent and compatibility with surrounding area:

1. Architectural and/or urban design theme. Architecture varies based on the time period in which it was constructed. Palmer Chiropractic College is noticeably urban and the Land Use Plan enhances the urban environment.
2. Total number of existing and proposed users and employees. The Current student population is 1,000 students (currently 150 live on campus) and 300 faculty and staff. The proposed Land Use Plan would allow for up to 1,500 students with 400 living on campus.
3. The landscape plan shows significant greening along public streets and campus edge treatments.
4. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns. Palmer College of Chiropractic is committing to scheduling annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns. It is staff's opinion that this would also be an opportunity to share City initiated infrastructure improvements in the area.
5. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. The proposed Land Use Plan shows a softening of the campus edge.
6. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. The proposed Land Use Plan proposed to better manage vehicular access and would create an enhanced (pedestrian) campus corridor.

Staff Recommendation:

Findings:

1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand and visualize the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion; and
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent neighborhoods.
4. The design of the campus mitigates any potential impacts to the surrounding neighborhoods.

Staff recommends that the Plan and Zoning Commission accept the listing findings and forward Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled *Discontinuance-Conformance required*;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;
5. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and

6. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

APPROVED

Name:	Roll Call	REZ17-08							
Connell	P	Y							
Hepner	P	Y							
Inghram	P								
Kelling	P	Y							
Lammers	P	Y							
Maness	P	Y							
Martinez	EX								
Medd	P	Y							
Quinn	P	Y							
Reinartz	P	Y							
Tallman	P	Y							
		9-YES 0-NO 0-ABSTAIN							

The undersigned - **opposes** / **does not oppose** (circle one) REZ17-08

Comments: I am in favor of Palmer College of
Chiropractic's Request. I have experience with other
institutions in other Midwest communities that such planned
districts have/continue to serve the campus and city
very well. Thank you.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Kelly Young
ADDRESS 809 Perry Street
DATE 7-26-17
(please print legibly)

809 Perry Street
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned - **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Theodore Priestley ^{President of :} 601 Brady Cor,
ADDRESS 601 Brady St., Suite 220
DATE 7/22/17 Daw 03
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: Would be nice to purchase Lincoln School for Palmer, or possibly have the city give it to Palmer, to help improve neighborhood.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4th Street
Davenport, Iowa 52801

CITY OF DAVENPORT
Community Planning & Economic Dev.

NAME Joyce + Randy Yaddof
ADDRESS 4034 W. 60th St. Dav.
DATE 7-24-2017
(please print legibly)

304-306-304 E 8th St. Davenport, Ia.

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4th Street
Davenport, Iowa 52801

NAME THOMAS ERICKSON
ADDRESS 1703 BRADY STREET
DATE 7-22-17
(please print legibly)

1115 BRADY ST.

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZT7-08

Comments: We fully support

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Richard Adam Sacchetti
ADDRESS 422 E 10TH St
DATE July 26, 2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

15/2/101M

Rusnak, Ryan

From: Aaron Houzenga <boarderforlife78@hotmail.com>
Sent: Sunday, January 28, 2018 6:48 PM
To: Planning Division – CPED
Subject: Case No. REZ17-08

I received a letter from the city on the Rez one that Palmer College wants to do. My house is 402 east 8th st. I am fine with whatever Palmer wants to do.

Aaron
Sent from my iPhone

January 29, 2018

CPED
226 W. 4th Street
Davenport, IA 52801

RE: Case No. REZ17-08

TO WHOM IT MAY CONCERN:

We own the property at 1225 N. Perry Street, Davenport, IA.

We have no objection to the requested zoning action.

John & Kathryn Denholm
2676 Il Road
Garden, MI 49835
(906) 644-7198

A handwritten signature in dark ink, appearing to read "John & Kathryn Denholm", written over the printed name and address.

Comments: I want a complete list of houses to be torn down. Many of these houses have historic significance for the city of Davenport. Looking at the map, a house at the corner of 7th Street and Perry will be torn down, that house is on the National Registry. Palmer should be restoring these houses so that students can live there

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Garrett Development
ADDRESS 3806 Forest Road, Davenport, IA
DATE 7/22/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Dan Hirstein
2809 E. 44th St.
Davenport, IA 52807
Residence (563) 355-4062
Office & Fax: (563) 359-6815
Mobile: (563) 449-2854
email: ICPDAN@aol.com

7/25/17

Davenport Plan & Zoning Commission
226 West 4th Street
Davenport, Iowa

Subject: Case No. REZ17-08

Dear Planning & Zone Commission:

I own two properties that could be affected by the proposed PID District.

- 118 E. 11th St. also known as 118 E. Palmer Drive. This property appears to be part of the knock out on your map.
- 1019 Perry St.- This property does not appear to be noted as a knock out on your map.

I don't know if this is even important at this time, but want to bring it to your attention.

My current concerns center around a meeting with Palmer School's Vice Chancellor for Administration on June 23rd this year. This meeting addressed the consideration of selling my 118 E. 11th property to Palmer School.

In the course of our dialogue, I commented that a local appraiser stated that this property should continue to appreciate 2-3% a year in value. The Vice Chancellor for Administration at Palmer commented back to me, "That depends what I put next to your building". Not sure if that was a threat to lower the value of my property or what?

The second concern involves the Palmer parking lot directly to the East and North of my 118 E. 11th St. property.

Back in the 90's, Palmer constructed this parking area. The engineering of this parking lot illegally raised or changed the natural elevation surrounding my property. Rain water is now directed toward my building. My property has no rain water run off because of their engineering. The building now sits in a depression. (Pictures attached)

Over the years, I have extended down spout extension (see picture) to help move the water away from the building. I have suffered water seepage that affected the walls on the East side of the building. Last year I spent \$8,000 to water proof and put concrete waterproof wall board in the lower apartment facing the parking lot.

I commented to the Vice Chancellor for Administration the problem their parking lot had created and if this illegal grading could be corrected? His response was, "I will check to see if the Statue of Limitations has expired"? I requested that he get back to me. He has never responded back. Pictures showing the illegal grading attached. Palmer School ignores me or refuses to address this issue???

Our family owned this property for over 50 years. In fact, Dr. Dennis Marchiori, Chancellor /CEO at Palmer rented from my Father at 705 Perry when he attended Palmer. Our relationship with Palmer School has always been one of working together to meet the needs of the students. The relationship has been mutually beneficial and exemplary.

I don't believe this relationship should change because of a few comments by an individual. We have been partners for too many years. I always felt that Palmer School represented high standards

and values. If Palmer accidentally illegally misgraded a parking lot, it should be corrected. I have never given thought to legal action. We're partners and neighbors. Where are the values of correcting an obvious mistake and doing what is right? I'm sure Palmer strives to instill values in their students.

As the Commission reviews Palmer's rezoning request, it is of utmost importance the Zoning Commission be confident that Palmer School will be operating with "principles" and "values" toward its neighbors. The comments and attitude on June 23rd are not consistent with the values, principles, and our relationship of the past 50+ years. Has something changed?? I feel it is important that the Zoning Board and Community be aware of how Palmer School responds to various situations.

At this time, I oppose any changes to zoning until Vice Chancellor for Administration clarifies what was said to me on June 23rd

For Your Information,

Dan Hirstein

Dan Hirstein
Principal
Hirstein Properties

Cc: Dr. Dennis Marchiori







August 2, 2017

Dan Hirstein
2809 E. 44th Street
Davenport, Iowa 52807

VIA EMAIL: ICPDAN@aol.com

Dan:

It was great to see you at the meeting last night. I'm sorry I didn't get a chance to speak to you. Yesterday city staff provided me a copy of your letter dated 7/25/2017 addressed to "Planning & Zone Commission" which I read after the meeting. I wish you had sent me a copy or even emailed or called me and I would have been able to respond to you sooner.

At our June 23rd meeting, my statement, "That depends what I put next to your building" was about what could occur to your property values over the next 10 years. It was in the context of our proposed PID plan which shows no new development immediately adjacent to your property and an improved mixed-use development along Brady Street. I indicated that if we were to be able to develop that it could potentially POSITIVELY affect your property value, not lower it. We also discussed that if Palmer is able to move forward with our plans and the number of students on campus grew, that too could POSITIVELY affect your property value.

After indicating that you were not interested in selling your property for less than at least three times current fair market value, you brought up the issue of landscaping around your property. Our landscaping crews came out the next day on June 24th and cleared the area you were concerned about and we have maintained it properly ever since. You also expressed concern about the adjacent parking lot. I told you that I would look into it and see if parking lot run off was indeed draining toward your property and if anything needed to be done.

The parking lot is not higher than Palmer Drive or the adjacent allyway. Further a 3-4 inch curb exists along the parking lot so water cannot flow from the parking lot onto your property. As such, I saw no immediate need to address the issue as I didn't see how any water from the parking lot could affect your property. The reality of your property is that it is built below street level, the adjacent ally, and your gravel parking area to the rear of the property.

I've asked our facilities department to seek quotes for a barrier between the parking lot and your property and we have had contractors inspect the area and they are working on bids. Once those are back, I'll evaluate them to determine if we need to do any work in that area.

Warm regards,

A handwritten signature in black ink, appearing to read 'J. Aaron Christopher'.

Dr. J. Aaron Christopher, Ph.D., CPA
Vice Chancellor for Administration and
Treasurer of the College
(563) 884-5653
aaron.christopher@palmer.edu

Cc: Planning and Zoning Commission

Rusnak, Ryan

From: Lacey, Latrice
Sent: Monday, August 14, 2017 4:06 PM
To: Rusnak, Ryan
Cc: Berger, Bruce
Subject: RE: Zoning Commission Meeting

Palmer's meeting or notice of the meeting has no bearing on the City of Davenport's duty to provide adequate notice and effectively communicate with community members. Further, one person is enough to violate the FHA and ADA.

The Commission is requesting that this process be tabled until a comprehensive analysis on the impact of the community is done. If this moves forward without the Commission's requested study, they may direct staff to file an injunction or temporary restraining order to stop the process while the impact of this plan is studied.

Christina would likely be the best resource on changes to the notice as the City's ADA Coordinator, but we would be available to assist as necessary.

Thanks Ryan.

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 2:41 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

No, I did not speak to this gentleman. I'm not sure who he talked to.

I really can't answer why something that was mailed on 7/21/2017 wasn't received until a day before the public hearing. I believe someone receiving a notice the day for the meeting is an exception and not the norm.

I would mention that Palmer held a neighborhood meeting in April to discuss this with the Community. They used the City's mail list.

It would be at the Chairperson's discretion to allow you address the Commission at the meeting.

We would appreciate suggested changes to the public hearing notice.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 12:56 PM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

So did the gentleman talk to you?

I have some concerns about the notice timeframes and the lack of alternative formatting. For instance, the individual who contacted us has stated that he received the notice without adequate time to request transportation due to his disability. He also would not have time to submit a written response and get it in by noon the next day, or the next day at all.

Someone with a visual impairment would not be able to read the letter, and this timeframe certainly would not give them adequate time or opportunity to receive it in an alternative format, such as braille.

Further, we do not give any information about how someone with disabilities could receive accommodations for the public hearing, for example, a person who is deaf or hard of hearing might require an ASL interpreter, 24 hours' notice is likely is not enough time to request or accommodate that.

This notice and procedure is probably not consistent with the FHA or ADA requirements.

With regard to our concerns, I will be fine to go up and speak on those without prior approval from the chairperson as a staff person, correct?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street

Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 12:01 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Latrice,

This was a large mailer so we used Midwest Mail Works. We confirmed this morning that the notices were mailed on 7/21/2017.

Attached is the notice that was sent. My contact information was provided.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

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From: Lacey, Latrice
Sent: Monday, August 14, 2017 11:03 AM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

Was this the only notice that impacted residents received?

After the article was published, I was contacted by a community member with disabilities and he has stated that he received notice of the meeting by mail at 3 p.m. the day before the meeting, so that did not give him appropriate time to arrange transportation to the meeting. He stated that he then called city hall for clarity on the purpose of the

meeting and whether this was still on the agenda at the next meeting- tomorrow's meeting and he was told that it was, so he has arranged for transportation to come. He also stated that initially he could not get a clear answer to his question which was frustrating for him, whose number is listed on the notice? Also, does it include information on how to request ADA accommodations?

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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 10:55 AM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Good morning,

The public hearing was on the 1st. That is typically the opportunity for people to speak. At this point, it would be at the Chairperson's discretion.

If you prefer to put something in writing, I would be able to update the meeting packet .

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 10:50 AM
To: Rusnak, Ryan
Subject: Zoning Commission Meeting

Good morning Ryan,

I was looking over the meeting agenda for tomorrow and I notice that it is stating that tomorrow is not a public hearing and is time for the Commission to discuss the items on the agenda with City Staff and the developers, does that mean that members of the public are not allowed to have discussion on the agenda items?

If so, I would like to discuss this with you.

Thanks!

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
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Fax (563) 326-7956

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Palmer PID Disparate Impact Analysis

December 2017

Prepared for the
City of Davenport
Community Planning & Economic Development Department
by



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Executive Summary

In June 2017, Palmer College of Chiropractic applied to rezone its campus, as well as approximately 13 additional acres in the surrounding neighborhood, into a Planned Institutional District (PID). Recognizing that Palmer's plans call for some demolition and new construction of housing units and that the campus is located in a racially and ethnically diverse area of the city, Davenport sought a disparate impact analysis of the proposed rezoning to determine whether its approval of Palmer's application could present any fair housing issues.

A demographic analysis of the proposed PID area shows that renter households with white householders and with householders of color in the city of Davenport are equally likely to live within the proposed PID boundary and face potential displacement as a result of housing demolition called for by Palmer's Master Plan. About 1.8% of Davenport renter households with a white householder live within the proposed PID, as do 1.8% of renter households with a householder of color. Contemplating the potential change in racial and ethnic composition in the proposed PID as a result of Palmer's housing construction and demolition shows that the area may become slightly less diverse. After build out, the PID area is projected to change from being approximately 65.09% white to 67.75% white, while the nonwhite population decreases from approximately 34.91% nonwhite to approximately 32.25% nonwhite. These figures assume that the only residential changes are those effected by the Master Plan, and do not take into account other moves in or out of the PID, or construction of other housing there by an entity other than Palmer.

In making a decision regarding Palmer's proposed PID, the zoning's consistency with the City's 2025 Comprehensive Plan, 2035 Land Use Plan Update, 2015-2019 Consolidated Plan, and 2012 Analysis of Impediments to Fair Housing Choice are all considered. Palmer's planned demolition of vacant units primarily for redevelopment into athletic fields and parking lots can be construed as meeting some aspects of the Comprehensive Plan's recommendations, but in other ways it falls short. Relative to the Comprehensive Plan, Palmer's PID should be considered a viable, but less-preferred course compared to other alternatives. The 2012 Analysis of Impediments identified 18 "impacted areas" in Davenport that have both rates of 51% or more residents of low- or moderate-income and "areas of minority concentration". Because Palmer is in an impacted area, investing funds to retain affordable rental housing units there is likely to further increase socioeconomic disparities in the community. Accordingly, the Consolidated Plan does not prioritize the Palmer campus area as a location where affordable housing investments are planned, a position with which Palmer's plans are consistent.

Under the federal Fair Housing Act and the Supreme Court's interpretation of HUD's 2013 Disparate Impact Rule in the *Inclusive Communities* case, a practice may have a discriminatory effect in one of two ways: if it "actually or predictably results in a disparate impact on a group of persons or [if it] creates, increases, reinforces, or perpetuates segregated housing patterns because of race, color, religion, sex, handicap, familial status, or national origin." To establish such a claim, a plaintiff must prove a significant statistical disparity is created; that the discriminatory policy directly or proximately causes the disparity; that the disparity is not borne of a substantial, legitimate, and nondiscriminatory public interest; and that there is no alternative that would have a less discriminatory effect.

In taking these considerations together, this disparate impact analysis finds that:

- a. The potential for displacement of neighborhood residents within the proposed PID area as a result of housing demolition does not create a statistical disparate impact on people of color.
- b. The proposed PID area will likely have a higher share of white residents and lower share of African American residents at build out than it does currently as a result of the growing student population, which is less diverse than the surrounding community.
- c. The proposed zoning change itself, understood apart from Palmer's plans, fails to represent a strong causal relationship to expected demographic changes.
- d. The City's zoning decision represents a choice between reasonable alternatives to promoting its valid and nondiscriminatory interests.
- e. Palmer's plans are not necessarily inconsistent with housing policy objectives promoted by the City, but in some cases, could be better aligned.
- f. The City's interest could likely be served by an alternative practice that requires less housing demolition and displacement.

While this analysis does not find a disparate impact that would arise from the City's approval of Palmer's rezoning request, some demographic shifts that do not amount to statistical disparities are projected to occur as Palmer implements its plans. The City is encouraged to consider opportunities to reduce or mitigate these unintended effects by seeking to:

1. Incorporate conflicting points of view into the planning and decision-making process;
2. Consider alternate siting of features and uses within the PID; and
3. Explore partnerships between Palmer and neighborhood nonprofits.

Introduction

The City of Davenport adopted a change to its zoning ordinance in 2012, incorporating a new Planned Institutional Development (PID) district. According to the ordinance, the intent behind the PID was to “encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than individual development proposals.”¹ Palmer College of Chiropractic has filed an application with the City of Davenport to establish a PID based on a 10-year master plan for its campus just north of downtown Davenport. Recognizing that Palmer’s plans call for some demolition and new construction of housing units and that the campus is located in a racially and ethnically diverse area of the city, Davenport sought a disparate impact analysis of the proposed rezoning to determine whether its approval of Palmer’s application could present any fair housing issues. Mosaic Community Planning, as a consultant to the City, has performed this analysis to assist the City in its decision-making.

Disparate impact is an established doctrine under the federal Fair Housing Act that recognizes that some policies or actions that seem neutral on their face could potentially have a disproportionate effect on a class of people protected under the Fair Housing Act. Such a policy may be found to be discriminatory, even if discrimination was not the intent simply because it creates a disproportionate negative impact for a group of people. The core of this disparate impact analysis then is a statistical study of the projected effects of Palmer’s master plan, should the City approve its zoning application. In addition to the statistical analysis, this report also considers the consistency of the proposed PID with various City plans and policy documents and also evaluates the application and the City’s options in light of potential Fair Housing Act liability. These dimensions of analysis are all tied together in a conclusion followed by a short set of recommendations for the City’s consideration as it deliberates the zoning application currently before it.

Procedural Background

In June 2017, Palmer College of Chiropractic submitted an application to the City of Davenport to rezone its approximate 25-acre campus in the central city area, as well as approximately 13 additional contiguous acres in the surrounding neighborhood, into a consolidated Planned Institutional District (PID) of approximately 38 contiguous acres. The application includes a 10-year land use plan (Master Plan) as required by the PID ordinance which shows Palmer’s interest in eventually acquiring the 13 privately held additional acres into its campus in order to meet its strategic goals of providing additional student housing, student amenities such as a recreation/lacrosse field, and additional parking for its chiropractic clinic patients. Palmer’s application contends that will also provide benefits to the larger community in the form of streetscape and landscape enhancements. As the original innovator of chiropractic, the leading college of chiropractic, and the world’s largest chiropractic clinic, Palmer is an important local institution and a draw for both students and patients. If Palmer is able to expand as contemplated by its rezoning application, its campus would accommodate 1,500 students.

Palmer’s proposed PID boundary is somewhat irregular (see map, p. 9) but is roughly bound by 12th Street to the north, Pershing Avenue to the east, 6th Street to the south, and Main Street to the west.

¹ Davenport City Code §17.57.010.

The most significant changes proposed in Palmer's plans include the demolition of several existing but vacant homes in the northeast corner of the campus to make way for athletic fields and a parking lot; the demolition and replacement of student housing on Main Street between 7th and 8th Streets; conversion of a parking lot into an athletic field on the western edge of campus; and a new mixed-use development on Brady Street on the north end of campus. In addition, multiple cosmetic improvements are planned throughout the campus, enhancing streetscapes, greenspaces, plazas, gateway and wayfinding signage, and parking lots.

Portions of the existing campus are currently zoned C-0, C-1, C-2 (Neighborhood Shopping and General Commercial); R-6M (High Density Residential), R-4 (Moderate Density Residential); and M-1 (Light Industrial). The adjacent properties that Palmer does not currently own continue with their existing zoning and intensity of land use unless Palmer is able to acquire those individual lots. A sunset provision in the PID regulations ensures that if Palmer fails to acquire the additional lots before a 10-year period expires, the unacquired lots revert back to their previous zoning designation. Ultimately, Palmer may not be able to complete all phases of its proposed Master Plan, as there are many hurdles to acquiring privately-owned properties (including the current owner's refusal to sell) and because eminent domain and condemnation are not a legal option.

There are an estimated 209 housing units currently within the proposed PID boundary, and projections estimate the population within that boundary is 360 persons. Some of those units currently are owned by Palmer and some are privately owned/controlled by others; some off-campus units are occupied by Palmer students or private residents, some are vacant, and some are unable to be occupied due to their substandard condition. Palmer's application claims that if its 10-year Master Plan is eventually fully realized (i.e. it acquires the additional acreage, receives applicable permits to demolish existing structures and redevelop others for student housing and other purposes, assumes right-of-way control of certain City streets and alleys, etc.), the residential population within the PID will go from 150 to 400 potential campus residents. However, projections based on data obtained from Palmer and through the Census show that with full build out and new student housing units, there may be accommodation for an additional 51 student residents. A complete build out also would lead to a loss of population of 84 residents in the existing community within the proposed PID boundary. With the addition of more students to the residential population but displacement of other non-student residents in the neighborhood, the population in the proposed PID would potentially decrease from 360 current residents to 327 residents, for a net loss within the proposed PID boundaries of 33 residents or a 9% decrease in population.

The Davenport Civil Rights Commission has raised concern about potential displacement of protected classes of persons from the neighborhood, which includes a tract currently recognized by HUD as one of two low-income tracts in Scott County. The Commission believes approval of the PID could have a disparate impact on low-income communities of color. Accordingly, as part of the hearing and review process, the City is investigating what impact the proposed PID rezoning may have on housing choice for the community and whether any such impact may disproportionately affect a protected group to the degree that it could subject Davenport to liability under the Fair Housing Act.

The proposed PID area includes tracts that are more diverse in terms of racial makeup than compared to most other areas of the City or the City as a whole. Broken down by classes of (a) white alone or (b) nonwhite, a full build out of the proposed PID and Master Plan represents a net loss of housing for 55 white people and 29 people of color. In percentage terms, approximately 34.9% of

persons potentially displaced are nonwhite and 65.1% are white. Because the current percentage of the population within the two census tracts which the proposed PID straddles is 50.77% nonwhite and 49.23% white, it can be argued that the potential displacement does not represent a disparate impact on persons of color compared to non-protected classes of persons within the proposed PID. However, overall the full build out would potentially change the composition of the proposed PID area to 67.75% white (from 65.09%) and 32.25% nonwhite (from 34.91%).

In considering approval of the proposed rezoning and Master Plan, in addition to determining any disproportionate impact on a class of nonwhite persons, the City faces the questions of whether any such disparity is directly or proximately caused by the City's zoning change or other factors, and even if so, whether the City has a valid interest to pursue which justifies the impact on protected persons.

Demographic Analysis

This section examines the demographic makeup of the PID area, surrounding census tracts, and city. It also compares the racial and ethnic composition of the PID as it is currently estimated to the potential projected racial and ethnic composition at build out of the PID plan.

Demographic Profile

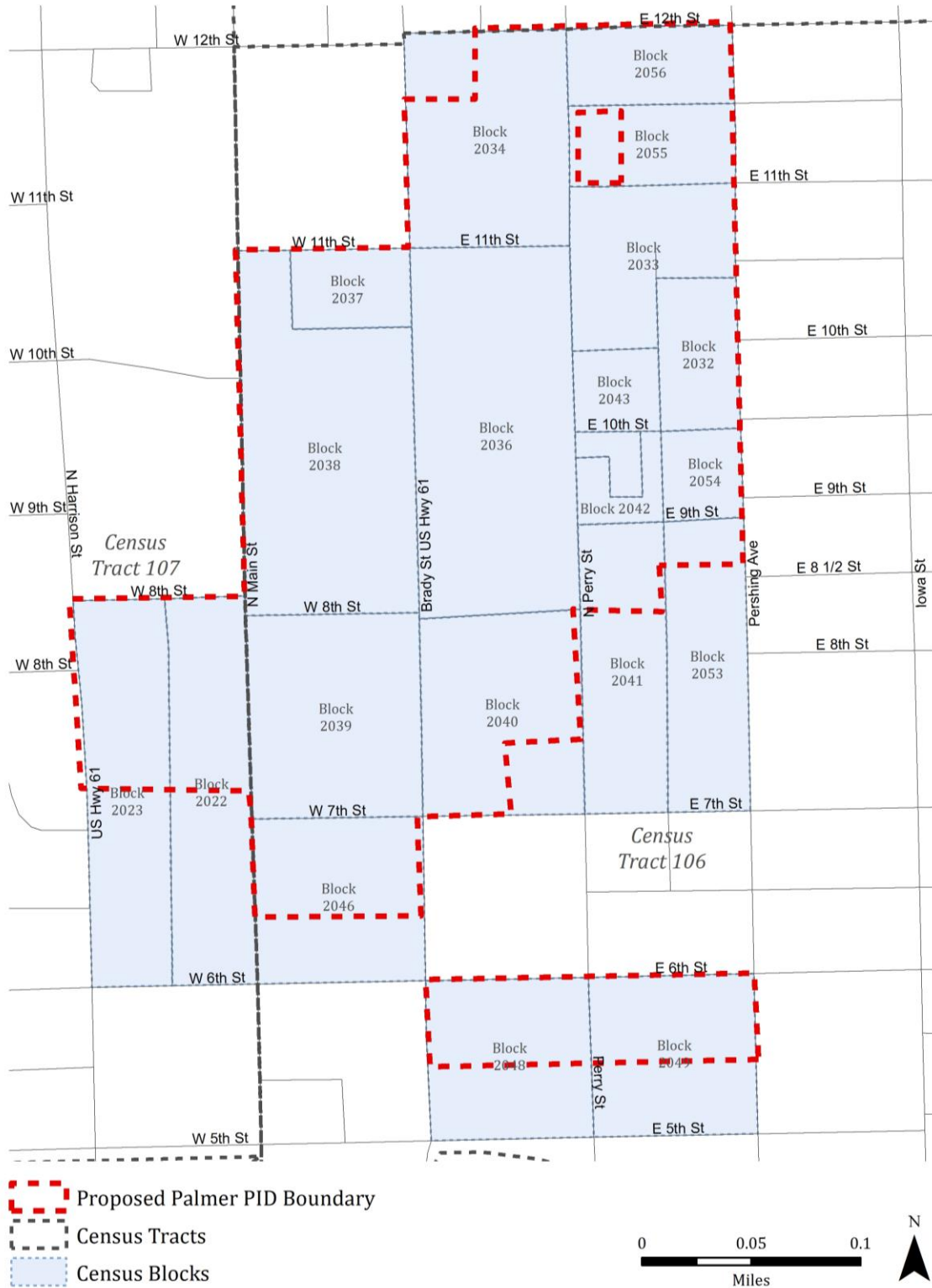
To gather demographic data about the PID area, its boundary was overlaid with census block boundaries to determine the blocks included or partially included in the PID. As shown in the map on the following page, the PID includes or partially includes 21 blocks. Demographic data for the population and households within these blocks and within the city of Davenport was then gathered from the 2010 Census.

Because the proposed residential demolition within the PID will affect rental housing, this analysis examines the degree to which rental households in the city may be impacted by householder race and ethnicity. The table below provides number of households by householder race and ethnicity in the proposed PID and in the city of Davenport.

Households by Tenure by Race and Ethnicity in the Proposed Palmer PID Blocks and the City of Davenport, 2010			
Householder Race and Ethnicity	Renter Households in Proposed PID Blocks	Renter Households in City of Davenport	Share of Davenport Renters in Proposed PID
Householder Race			
White	194	11,232	1.73%
Black or African American	32	2,639	1.21%
American Indian or Alaska Native	0	74	0.00%
Asian or Pacific Islander	28	287	9.76%
Other or Multiple Races	10	708	1.41%
Total	264	14,940	1.77%
Householder Ethnicity			
Non-Latino	254	14,011	1.81%
Latino	10	929	1.08%
Total	264	14,940	1.77%
Householder Race and Ethnicity			
Non-Latino White	190	10,750	1.77%
Households of Color	74	4,190	1.77%
Total	264	14,940	1.77%

Source: 2010 Census SF1 Tables H14, H15, H16I

Census Block Groups within the Proposed Palmer PID



Source: U.S. Census Bureau, Decennial Census, 2010; Palmer College of Chiropractic

Nearly three-quarters (72.0%) of renter households within the proposed PID have non-Latino white householders, the same share as within the city. African Americans comprise 12.1% of renter households in the proposed PID, compared to 17.7% of renter households in Davenport. Asian renters are 10.6% of renters in the proposed PID, well above their share of renter households citywide (1.9%).

To look at how renters within each racial and ethnic group may be impacted by changes within the proposed PID, the final column of the table calculates the share of Davenport renter households who reside within the proposed PID boundaries. Asian or Pacific Islander renters live within the proposed PID at the highest rate (9.76%), and thus would be most likely to be impacted by housing demolition there. Nearly two-percent of non-Latino white renters live within the proposed PID boundaries (1.77%), as do 1.2% of African American renters and 1.08% of Latino renters. Taken together, 1.77% of renter households of color in Davenport live within the proposed PID, and may be impacted by demolition of rental units there, which is the same proportion as non-Latino white renters.

The table on the following page provides additional demographic data for residents of the proposed PID and city. About 65% of the proposed PID population is non-Latino white, compared to 76.65% in Davenport. African Americans and Asians/Pacific Islanders make up larger shares of the population in the proposed PID than they do at the city level: 18.69% of residents in the proposed PID are African American versus 10.50% in Davenport; and 6.37% of proposed PID residents are Asian or Pacific Islander, compared to 2.18% in the city.

Nearly two-thirds of residents within the proposed PID boundary are male (64.68%) and about one-third are female (35.32%). Citywide, the shares are closer: 48.71% of Davenport residents are male and 51.29% are female.

Encompassing the Palmer College of Chiropractic campus, including Palmer-owned student housing properties, the proposed PID has a considerably younger population than the city. About one-half of residents of the proposed PID are between the ages of 18 and 29 (55.65%). In comparison, only 18.86% of the city falls within this age range. Children under age 18 comprise a smaller share of the population living in the proposed PID area than in the city (9.45% versus 24.02%), as do seniors over the age of 62 (2.26% versus 15.54%). The proposed PID and the city have roughly the same share of residents between the ages of 30 and 54 (29.98% and 32.93%, respectively).

Housing within the proposed PID is overwhelmingly renter-occupied at 94.96%, which is well-above the share of rental households citywide (36.78%).

As the population by age data indicates, households in the proposed PID area are less likely to have children under the age of 18 than are households within the city. Only one-tenth of households in the proposed PID have children under age 18. In Davenport, the share of households with children about three times that figure, at 30.91%.

Population Characteristics for the Proposed Palmer PID and the City of Davenport, 2010				
Population Characteristics	Proposed Palmer PID		City of Davenport	
	Number	Percent	Number	Percent
Race and Ethnicity				
Non-Latino				
White	317	65.09%	76,404	76.65%
Black or African American	91	18.69%	10,465	10.50%
American Indian or Alaska Native	4	0.82%	270	0.27%
Asian or Pacific Islander	31	6.37%	2,176	2.18%
Other or Multiple Races	14	2.87%	3,115	3.12%
Latino	30	6.16%	7,255	7.28%
Total	487	100.00%	99,685	100.00%
Sex				
Male	315	64.68%	48,558	48.71%
Female	172	35.32%	51,127	51.29%
Total	487	100.00%	99,685	100.00%
Age				
Under 18	46	9.45%	23,946	24.02%
18-29	271	55.65%	18,800	18.86%
30-54	146	29.98%	32,828	32.93%
55-61	13	2.67%	8,623	8.65%
62 and older	11	2.26%	15,488	15.54%
Total	487	100.00%	99,685	100.00%
Tenure for Occupied Households				
Owner	14	5.04%	25,680	63.22%
Renter	264	94.96%	14,940	36.78%
Total	278	100.00%	40,620	100.00%
Familial Status				
With children under 18 years	28	10.07%	12,556	30.91%
No children under 18 years	250	89.93%	28,064	69.09%
Total	278	100.00%	40,620	100.00%

Source: 2010 Census SF1, Tables P9, P12, and H19

Potential Demographic Composition Changes in the Proposed PID

This section considers how the racial and ethnic composition of the population in the proposed PID area may change following the residential demolition and constructed contemplated in Palmer's Master Plan for the area. The table below identifies properties and number of units anticipated to be demolished and built as part of the Plan, not including existing vacant housing. A total of 75 residential units would be taken down; the plan includes construction of about 100 single-bedroom units of student housing. Of the units planned to be demolished, 33 are currently student housing, the majority owned by Palmer. The remaining 42 units are owned and operated by other private landlords in 5 different properties within the proposed PID.

Proposed Property Demolitions and Construction			
Anticipated Demolitions		Anticipated Construction	
Address	Number of Units	Address	Number of Units
1039 Perry Street	22	Main Street & 7 th Street	100
1019 Perry Street	8		
715 Main Street	2		
719 Main Street	4		
723 Main Street	1		
118 Palmer Drive	4		
1028 Pershing	6		
217 E. 10 th Street	12		
218-224 E. 9 th Street	12		
1115 Brady Street	4		
Total	75	Total	100

Note: List does not include vacant residential properties.

Source: Palmer College of Chiropractic Master Plan

To estimate potential demographic changes at build out of the Master Plan for the proposed PID, the current population of the area was estimated based on number of residential units, information provided by Palmer regarding occupancy in student housing, and the average renter household size in the city of Davenport of 2.26 persons. This estimate indicates a population of about 360 people currently living in the proposed PID area. Applying the 2010 racial and ethnic composition for the PID blocks (from the table on page 11) yields the estimated current PID population by race and ethnicity shown in column A of the table that follows.

To consider how the population might change over the 10-year Master Plan build out, the analysis estimated the potential net change in students living within the PID area based on housing demolition and construction. With the demolition of 33 units occupied by an estimated 49 students and the construction of 100 new single-occupancy student housing units, there would be a net addition of 51

students in the PID area. Assuming that the racial and ethnic composition of the Palmer students moving to newly constructed student housing is reflective of the student population currently living on or near Palmer's campus, the estimated change in student population by race and ethnicity is shown in column B of the table below.

With demolition of 42 other housing units, there would be a loss of approximately 84 non-student residents over the ten-year period. Assuming that the racial and ethnic composition of the PID residents lost due to housing demolition are reflective of the PID as a whole, changes in population by race and ethnicity is shown in column C of the table below.

Potential Change in Racial/Ethnic Composition in the Proposed PID at Master Plan Build out					
Race/Ethnicity	Estimated Current PID Population (A)	Net Change in Palmer Student Population (B)	Net Change in Other Population (C)	Projected PID Population at Build out	
				Number (A+B+C)	Percent
Non-Latino					
White	235	42	-55	222	67.75%
Black or African American	67	1	-16	52	16.15%
American Indian or Alaska Native	3	1	-1	3	0.85%
Asian or Pacific Islander	23	4	-5	22	6.60%
Other or Multiple Races	10	1	-2	9	2.80%
Latino	22	2	-5	19	5.85%
Total	360	51	-84	327	100.00%

Note: Palmer College of Chiropractic estimates that their student population living on or near their campus, and thus the potential market for on-campus housing, is 82.21% white, 2.37% African American, 0.99% American Indian, 7.91% Asian or Pacific Islander, 2.37% other or multiple races, and 4.15% Latino. These percentages are used to estimate the additional student population by race and ethnicity shown in the third column of the table.

Source: 2010 Census SF1, Palmer College of Chiropractic

Overall, housing demolition and construction within the PID has the potential to affect the racial and ethnic composition of the area over the next ten years. Considering only the changes contemplated in the Palmer Master Plan, it is estimated that the white population may grow as a share of total population while the share of residents of color declines. However, these findings do not take into account potential moves by other households in the PID or the possible construction of additional, non-Palmer-owned housing in the PID over the next ten years.

Planning and Policy Implications

The City of Davenport has engaged in considerable planning and policymaking around the issue of housing in the city. These plans and policies include the City's 2025 Comprehensive Plan, 2035 Land Use Plan Update, 2015-2019 Consolidated Plan, and 2012 Analysis of Impediments to Fair Housing Choice. Each of these plans is described within this section with a particular focus on their bearing on and potential implications for approval of the PID zoning district. In making a decision regarding Palmer's proposed PID, the zoning decision's consistency with these existing plans and policies should be considered.

Davenport 2025: Comprehensive Plan for the City

In 2005, the Davenport City Council adopted Davenport 2025, a 20-year, long range comprehensive plan for the City. Development of the plan involved significant public participation and closely studied existing conditions in the city, including in such areas as housing, neighborhoods and districts, and land use. In the housing section of its plan, the City endorses a policy favoring infill development and adaptive re-use as a strategy for addressing abandoned and vacant properties:

*"While most buildings and infrastructure are designed for a long service life, technology, community needs, and aesthetics change over time. These recommendations indicate a commitment to the existing city and its history, recognizing that while new development can certainly address today's needs, adaptive re-use and infill can do likewise, especially for businesses and citizens that value locations within established areas of the community."*²

The plan concludes with an implementation section that establishes 144 recommendations. Of those, 13 are designated as being of "critical" priority. The one critical priority recommendation related to housing is an objective of "reduc[ing] the number of unoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill."³ This objective is linked to the establishment of a policy to "Encourage adaptive re-use and infill projects within the community."⁴

A major component of Palmer's plan involves the demolition of currently vacant housing units in the northeast section of the campus to make way for parking and an athletic field. Redevelopment of these vacant properties would seem to advance the Davenport 2025 objective of reducing the number of vacant buildings, however, razing them for a parking lot and athletic field is neither infill nor an adaptive reuse. On the other hand, this objective is in service of a larger goal of "strengthening the existing built environment" which acknowledges, in the extended quotation above, that community needs change over time.

Based on the goals, objectives, and recommendations expressed by the City in the Davenport 2025 plan, the most preferred course would likely be one of retaining the existing vacant structures (consistent with "a commitment to the existing city and its history" and seeking to redevelop them for reuse in some adaptive capacity. An alternative of demolishing these vacant units for redevelopment as contemplated by Palmer could also reasonably be said to reflect the spirit of the Davenport 2025 goal to strengthen and keep vital the already built-out portions of the city, given the

² Davenport 2025: Comprehensive Plan for the City, 2005. Page 147.

³ Ibid. Page 148.

⁴ Ibid. Page 148.

changing needs of the community over time. As this latter course does not necessarily follow the letter of the Comprehensive Plan's recommendation in this area, it should be considered a viable, but less-preferred alternative.

Davenport 2035 Land Use Plan Update

The City updated Davenport 2025's land use element through a new plan, adopted in 2016, called the Davenport 2035 Land Use Plan Update. The plan contains updated demographic data and observes trends in growth and development since the time of the 2025 Comprehensive Plan. While the recommendations of the underlying comprehensive plan were all affirmed, the 2035 update added additional objectives and recommendations. Of the additions related to housing, none have an apparent bearing on any of the issues arising from Palmer's proposed rezoning application.

2015-2019 Consolidated Plan

As an entitlement recipient of federal Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds from HUD, the City is required to prepare a Consolidated Plan every five years describing community needs and intended uses of the anticipated grant funds. The most recent Consolidated Plan was filed with HUD in 2015. The Consolidated Plan identifies four priority needs that the City's grant funds will be directed toward. These needs are related to housing, economic development, neighborhood quality, and public services. Of these, the housing need is most germane to consideration of Palmer's rezoning application and is stated as follows:

"Increasing affordable decent housing for both renters and homeowners, particularly larger units, those households with very low incomes, and units outside areas of concentrated low income and minority populations."⁵

Palmer's plans call for demolition of a total of 75 existing housing units (housing both students and the general community) and construction of 100 new student rental units, a net increase of 25 rental housing units. The current units are estimated to rent for between \$400 and \$650 per month, which are relatively affordable when compared with HUD Fair Market Rents for the market. While Palmer is not able to estimate rents for the new units it plans to construct, they are likely to be higher, if only because the housing will be newer and come with improved amenities. The new housing is also intended to specifically serve Palmer students, so it is difficult to view the net 25 housing unit increase as directly consistent with the City's need for additional "affordable decent housing for renters". However, Palmer's construction of new housing for its students should indirectly cause other rental units in the vicinity of the campus to become available for the general community as Palmer's students opt to live in the new student housing rather than off campus.

Another important feature of the Consolidated Plan's statement of housing need is the specification that these units are particularly needed "outside areas of concentrated low income and minority populations." This is reflective of HUD's regulations requiring grantees to affirmatively further fair housing. In the City's 2012 Analysis of Impediments (further described below), the city is determined to have 18 census block groups where at least 51% of residents are low- or moderate-income and where "areas of minority concentration" also exist. These 18 block groups, which include the Palmer

⁵ City of Davenport Consolidated Plan for Federal Fiscal Years 2015-2019, Page 7.

campus and its surrounding neighborhoods, are termed “impacted areas”. HUD interprets the Fair Housing Act as discouraging investment in new affordable housing in areas of high poverty that lack access to certain opportunities, in other words, in the city’s impacted areas.

Because Palmer is in an impacted area, the use of CDBG or HOME funds to retain affordable rental housing units there is not consistent with the Consolidated Plan. Rather, the City’s investments in such housing should focus on non-impacted areas in order to expand housing choice and access to opportunity for Davenport’s low- and moderate-income residents.

2012 Analysis of Impediments

Another requirement of CDBG grantees is that they prepare a fair housing study every five years. Although HUD’s regulations have since changed and the City is now beginning the process of preparing its next study, at the time the last study was required of Davenport, it was known as an Analysis of Impediments to Fair Housing Choice, or AI. The 2012 AI, as described above in the Consolidated Plan section, identified 18 “impacted areas” in Davenport that have both rates of 51% or more residents of low- or moderate-income and “areas of minority concentration”.

In proposing actions to resolve impediments to fair housing choice in Davenport, the AI suggests Davenport “should continue to balance [its] CDBG and HOME investments between the revitalization of impacted areas and the creation of new housing opportunities in non-impacted areas.”⁶ Striking such a balance is a key feature of the more recent iterations of HUD regulations and policy guidance on fair housing. Community development investments in impacted areas can be designed to improve measures of opportunity there (e.g. access to jobs, labor market participation, proficient schools, transit access, etc.) so that residents of those areas who wish to remain in their neighborhoods can remain and still have improved access to opportunity. At the same time, parallel investments in new housing should be focused in areas that already have opportunity features so that people who wish to relocate to areas where they have greater amenities and resources at their disposal are able to do so.

While advocacy for such a balanced approach is fairly standard in the current fair housing climate, the 2012 AI is clear that the investments in impacted areas need not be restricted to non-housing elements: “Continue to make *affordable housing investments* in both impacted and non-impacted areas.” While this is the policy advocated by the AI, it appears to be somewhat dissonant with contemporary fair housing interpretations and also appears not to have been carried forward into the Consolidated Plan, which steers affordable housing investments into non-impacted areas. Because the AI provides for and encourages investment in affordable housing, even in impacted areas, Palmer’s plans to demolish affordable rental housing run counter to the AI’s recommendation. However, the inconsistency between the AI and the Consolidated Plan is an important caveat here. The Consolidated Plan’s approach appears to be more sound with regard to City’s fair housing obligations and, as was assessed earlier, Palmer’s plans do not appear inconsistent with the Consolidated Plan.

⁶ 2012 Analysis of Impediments to Fair Housing Choice, Page 229.

Fair Housing Act Implications

Following the Supreme Court's recent landmark decision in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.* ("Inclusive Communities"), 135 S. Ct. 2507 (2015), statistical disparity alone is not enough to establish a prima facie case of disparate impact liability under the Fair Housing Act (42 U.S.C. §§ 3601–3619, 3631 (2012)). Below is a summary of the post-Inclusive Communities framework for analyzing a disparate impact claim against a municipality for a local zoning decision and what potential liability the City of Davenport may accordingly face as a result of Palmer's proposed PID rezoning and Master Plan. This framework is distilled from two important journal articles on the subject of disparate impact claims and the Inclusive Communities decision, one by Stacy Seicshnaydre⁷ of Tulane Law School and the other by Robert Schwemm⁸ of the University of Kentucky College of Law.

Framework for Analyzing a Disparate Impact Claim

HUD's 2013 Disparate Impact Rule (Implementation of the Fair Housing Act's Discriminatory Effects Standard, 78 Fed. Reg. 11460 (Feb. 15, 2013) (promulgating 24 C.F.R. § 100.500 et seq.) and the Supreme Court's 2015 decision in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.*, 135 S. Ct. 2507 (2015), settled the question of whether disparate impact claims are cognizable under the federal Fair Housing Act ("FHA"). Disparate impact claims are now a well-established part of housing discrimination law. However, following the standards laid out by HUD's Rule and the Inclusive Communities decision, proof of such claims has shifted, and many stakeholders and housing advocates see the level of proof and burden-shifting framework required as a greater challenge to surviving motions to dismiss or summary judgement.

A practice may be discriminatory in one of two ways: if it "actually or predictably results in a disparate impact on a group of persons or [if it] creates, increases, reinforces, or perpetuates segregated housing patterns because of race, color, religion, sex, handicap, familial status, or national origin." (78 Fed. Reg. 11460, 11482, codified at 24 C.F.R. § 100.500(a)). The aggrieved plaintiff (for example, a person denied equal opportunity to housing) and defendant (such as a municipality in a zoning case) must follow a burden-shifting framework to establish a discriminatory impact claim.

First, the plaintiff must prove a prima facie case of discriminatory effect. This first burden is further broken down into 3 proof elements (or 4 depending on the case precedent being followed). If the elements of the prima facie case are met, the burden then shifts to the defendant to prove that the practice in question is necessary to achieve a "valid interest" (Inclusive Communities, 135 S. Ct. at 2522) or to achieve "one or more substantial, legitimate, nondiscriminatory interests" (HUD Rule, 78 Fed. Reg. at 11482, codified at C.F.R. § 100.500(c)(2)). If the defendant meets that burden, the burden shifts back to the plaintiff to prove that the interests identified by the defendant "could be served by another practice that has a less discriminatory effect." (Inclusive Communities, 135 S. Ct. at 2518; HUD Rule, 78 Fed. Reg. at 11482, codified at C.F.R. § 100.500(c)(3)).

⁷ Seicshnaydre, Stacy E., "Disparate Impact and the Limits of Local Discretion after *Inclusive Communities*" (August 1, 2016). *George Mason Law Review*, Vol. 24, No. 3, 2017.

⁸ Schwemm, Robert G. and Bradford, Calvin, "Proving Disparate Impact in Fair Housing Cases After *Inclusive Communities*" (2016). *Law Faculty Scholarly Articles*. 594.

a. Plaintiff's prima facie case

Under step one, for aggrieved plaintiffs to establish a prima facie case, they must (1) identify a specific, facially-neutral policy that (2) creates an artificial, arbitrary, and unnecessary barrier to housing and (3) causes a statistical/significant disparity between subject groups. *See Inclusive Cmty. Project, Inc. v. Texas Dep't of Hous. & Cmty. Affairs*, C.A. No. 3-08-00546, 2016 WL 4494322 (N.D. Tex. Aug. 26, 2016); *City of Miami v. Bank of Am. Corp.*, No. 13-24506-Civ-Dimitrouleas, 2016 WL 1072488, at *4 (S.D. Fla. Mar. 17, 2016). After *Inclusive Communities*, simple statistical evidence of disparity is no longer sufficient for establishing a prima facie case. The challenged policy and resultant disparity must be linked by a showing of “robust causality.” *Inclusive Communities*, 135 S. Ct. at 2523. Many neutral policies and practices that appear to have a disparate impact/effect on protected classes’ access to affordable housing may actually be one of a myriad of indirect causes or factors such as private market and economic forces, land and development costs, and socioeconomic realities like systemic inequalities. *Inclusive Communities* and cases since have reiterated that not every action or policy that has a disproportionate impact rises to the level of liability or an unlawful violation of housing laws. The Supreme Court recognized disparate impact as a viable cause of action, but limited it in “key respects” by also requiring a showing of “robust causality.” Mere statistical disparity will not be sufficient to support disparate impact liability. The Supreme Court layered in a “robust causality requirement” between the identified policy and disparate effect to “protect[] defendants from being held liable for racial disparities they did not create.” *Id.*

i. Plaintiff must identify a specific, facially-neutral policy to challenge

There is some split over whether a sole instance of alleged discrimination or a decision or series of decisions that do not evince an underlying policy, such as a single zoning decision, may be challenged at all under a disparate impact claim. The Supreme Court’s decision cautioned that a “one-time decision may not be a policy at all.” *Inclusive Communities*, 135 S. Ct. 2507, 2523 (2015). *See also Azam v. City of Columbia Heights*, Civil No. 14-1044, 2016 WL 424966, at *11 (D. Minn. Feb. 3, 2016) (citing *Inclusive Communities* for the proposition that “a single decision generally is not an identifiable policy capable of supporting a disparate impact claim”). *See, e.g., City of Joliet v. New West, L.P.*, 825 F.3d 827, 830 (7th Cir. 2016) (“[T]he condemnation of Evergreen Terrace is a specific decision, not part of a policy to close minority housing in Joliet.”). But there is precedent that a zoning decision such as blocking a proposed housing development of affordable housing was properly challenged under disparate impact theory. *See Mhany Mgmt., Inc. v. Cty. of Nassau*, 819 F.3d 581, 619 (2d Cir. 2016) (expressing confidence that zoning decision affecting one piece of property constituted “general policy” because of months of hearings and meetings, asserted community-wide impacts on traffic and school overcrowding, and purported necessity to change local law).

Davenport’s PID ordinance is a neutral regulation which on its face does not prevent construction of affordable housing, require the removal of existing housing or a decrease in density, or facially discriminate against protected classes of persons. Maximum density under a PID and other design criteria are determined by the land use plan in conformance with the City’s Comprehensive Plan. Since the PID ordinance was adopted, there have been few requests for the PID designation before Palmer. St. Ambrose University’s main campus received PID approval but a second request for redevelopment of an athletic complex was vetoed by the then-mayor after being initially approved by City Council.

Although Davenport's decision to rezone the proposed PID area could be described as a single discretionary decision and not a policy per se, on the other hand the long review, public hearing, and approval processes; the potential community-wide impacts on permitted land uses of privately-owned lots on the additional 13 acres; and stakeholder engagement and opposition give credence an argument that the potential rezoning and approval of a Master Plan constitute a general policy of the City rather than a simple series of discretionary decisions.

ii. Does the neutral policy cause a statistical/significant disparity between protected and similarly-situated nonprotected groups

There is no single test for evaluating whether statistical evidence proffered is a plausible measure of significant disproportionate impact, but there are certain guidelines distilled from previous court opinions. For instance, the comparisons must use the proper similarly-situated groups and focus on "the subset of the population affected by the challenged policy." *Reinhart v. Lincoln Cty.*, 482 F.3d 1225, 1230 (10th Cir. 2007); see also *Hallmark Developers Inc. v. Fulton County*, 466 F.3d 1276, 1286-87 (11th Cir. 2006) (holding that "the appropriate inquiry is into the impact on the total group to which a policy or decision applies"). For example, if the challenged policy is the demolition or eviction in a particular housing complex, only those persons residing therein would be affected and relevant. *Betsey v. Turtle Creek Assocs.*, 736 F.2d 983, 987-88 (4th Cir. 1984); *Mt. Holly Gardens Citizens in Action, Inc. v. Twp. of Mount Holly*, 658 F.3d 375, 382 (3d Cir. 2011) (using data showing that 22.54% of African-American households and 32.31% of Hispanic households would be affected by the challenged housing demolition, compared to only 2.73% of white households); *Hallmark Developers*, 466 F.3d at 1286-87 (citing various FHA decisions in support of the proposition that the affected-population focus here should be on those area residents eligible for subsidized housing).

In the case of Palmer's requested PID rezoning, the proposed build out is projected to add to the current student population but reduce or displace the non-student population within the neighborhood for a total net decrease in population of the proposed PID area of 17% (204 current residents to 171 residents upon build out). The applicable subset population is those persons projected to be displaced or evicted by the build out of the Master Plan, which is 84 people total (all renters), and the relevant comparison groups would be the displaced persons of color who are a protected class and the similarly situated white residents displaced, which in this case is projected to be 29 nonwhite residents and 55 white residents.

Second, the complainant must show the policy hurts protected persons more than others because it is disparate impact and not just impact that the FHA protects. Generally, statistical comparisons should show relative percentages of protected versus non-protected class members adversely affected by the policy, rather than absolute numbers. In this case, of the 264 renter households in the proposed PID who face potential displacement, 190 (or 72.00%) have non-Latino white householders and 28.00% have nonwhite householders. If compared to the overall population of renter households in the City, which is comprised of 72.00% white and 28.00% nonwhite renter householders, there does not appear to be a disparate impact on a class of protected persons. Put another way, 190 of the 10,750 non-Latino white renter households (1.77%) live within the proposed PID. Similarly, 74 of the 4,190 nonwhite renter households (also 1.77%) live within the proposed PID. This indicates that a disparity ratio of 1.0, and that the proposed zoning change will not have a disproportionately harmful impact on protected persons compared to similarly situated white residents.

Another perspective for comparison is the overall change in composition of white to nonwhite residents in the proposed PID area. After build out, the PID area is projected to change from being approximately 65.09% white to 67.75% white while the nonwhite population decreases from approximately 34.91% nonwhite to approximately 32.25% nonwhite.

Finally, the disparity in the relative adverse impact on the two groups must be statistically significant. Courts have made clear that the FHA, like Title VII, only prohibits practices with “significant” discriminatory effects. See, e.g., *Schwarz v. City of Treasure Island*, 544 F.3d 1201, 1217 (11th Cir. 2008); *Budnick v. Town of Carefree*, 518 F.3d 1109, 1118–19 (9th Cir. 2008); *Reinhart v. Lincoln Cty.*, 482 F.3d 1225, 1229 (10th Cir. 2007). There is not a specific rule for what constitutes a minimum disparity ratio to prove significant effect in the FHA cases reviewed. Courts have found liability where the disparity ratio was, for example, 2 times, 3 times, and 7 times higher for nonwhites compared to whites.

A rejection or displacement ratio that corresponds to the selection rate recognized in Title VII employment discrimination cases, would require a plaintiff in a housing case to show that the disparity ratio was at least 1.25, although the majority of appellate decisions finding a large enough difference in rates to satisfy the plaintiff’s burden have all involved disparity ratios well above 1.25. See, e.g., *Mt. Holly Gardens Citizens in Action, Inc. v. Twp. of Mount Holly*, 658 F.3d 375, 382 (3d Cir. 2011) (black percentage harmed was over seven times that of whites (22% versus 3%)); *Huntington Branch, NAACP v. Town of Huntington*, 844 F.2d 926, (2d Cir. 1988), *aff’d per curiam*, 488 U.S. 15 (1988) (showing that the black percentage harmed was over three times that of whites (24% versus 7%)); *Keith v. Volpe*, 858 F.2d 467 (9th Cir. 1988) (showing that minorities were twice as likely as whites to be in the harmed group).

Here, if the number of nonwhite renters in the PID and at potential risk of displacement as a percentage of the total number of nonwhite renters in the City is compared to the number of white renters in the PID who may be displaced as a percentage of the total number of white renters, the disparity ratio would be 1.00. (74 nonwhite renters in the PID of a total of 4,190 nonwhite renters in the city is 1.77%; 190 white renters in the PID of a total of 10,750 white renters in the City, coincidentally, is also 1.77%). A disparity ratio of 1.00 indicates no disparity. As a share of renters in the city, renters in the PID who could potentially be affected by Palmer’s plans to demolish rental units are no more likely to be households of color or white households; both are affected in the same proportion as their share of the city’s total population.

iii. “robust causality” link between the challenged policy and resultant disparity

After *Inclusive Communities*, plaintiffs must link the challenged policy and the disparate impact in a way that shows a “robust causality,” that is, the plaintiff must prove that the defendant’s policy directly or proximately causes the disparity. If multiple causes or factors other than the defendant’s challenged policy have caused the statistical disparities identified, then the plaintiff’s *prima facie* case would fail. For example, in *Inclusive Communities*, the Supreme Court expressed skepticism about whether the causal connection was strong enough because other factors, like federal law governing tax credit properties, substantially limited the housing authority’s discretion. Indeed, on remand, the trial court ruled against the plaintiff’s impact claim, in part because of the absence of this causation element. See *Inclusive Cmty. Project, Inc. v. Tex. Dep’t of Hous. and Cmty. Affairs*, No. 3:08-CV-0546-D, 2016 WL 4494322, at *8–9 (N.D. Tex. Aug. 26, 2016). As another example of the multiple causes

disqualification, a developer defendant could show that locating a new building in one location rather than another is due to multiple factors that go into investment decisions.

The City's possible decision to approve Palmer's PID rezoning and the proposed 10-year land use plan could not be described as the "but for" cause of the displacement of minority residents. The zoning change itself does not affect existing housing units or compel the redevelopment of units and displacement of residents. It is too speculative to say whether the private properties proposed for rezoning and eventual acquisition will ever be acquired by Palmer and redeveloped under the proposed ten-year Master Plan. And if Palmer fails to acquire the desired properties, they revert back to their original zoning.

Moreover, even if the City left the zoning and current land use requirements as is, many other factors could lead to the same displacement result, including increasing vacancy rates, development or redevelopment plans of current or future property owners, changes in the market, etc. These scenarios may be just as likely as Palmer's vision. If Palmer, a third-party, is granted the PID zoning, eventually acquires additional properties, and then is given discretion within the bounds of its approved land use plan over the construction, redevelopment, or demolition of housing on those properties, and it chooses to remove housing from the market or to raise the cost of housing, that decision in itself may be influenced by a multitude of factors not related to the approved zoning, including its own economic priorities, the interests of its students, the vitality of its private clinical practice, the need for housing for its employees and students, the strategic planning of its board, etc. Thus, it will be a high bar for a potential plaintiff to specify the policy or policies that are a "but for" or "robust" cause of housing being made unavailable by the City or Palmer.

b. Defendant's rebuttal – the policy in question was necessary to achieve a valid interest

Despite the reasoning above, if an aggrieved plaintiff established a prima facie case of disparate impact against Davenport, the City would still have the opportunity to show that the rezoning decision was necessary to achieve a valid interest. Under the HUD Rule, the defendant must prove that "the challenged practice is necessary to achieve one or more of its substantial, legitimate, nondiscriminatory interests." 24 C.F.R. § 100.500(c)(2). This gives local governments discretion to implement policy within the bounds of fair housing standards without being second-guessed for choosing one reasonable alternative over another.

For example, the City may have a valid interest in supporting the vitality and success of Palmer as an educational, economic, and historic pillar of the City. The proposed Master Plan may meet the City's own Comprehensive Plan objectives if it allows opportunity to redevelop underutilized and vacant properties within the neighborhood in a way that strengthens the existing built environment, etc.

Over the last four decades of FHA jurisprudence, plaintiffs have not usually been successful in cases challenging revitalization plans for their displacing effects. Displaced tenants have won only three of 14 appeals, in large part because of the discretion afforded to local zoning authorities to choose between competing priorities and methods of fulfilling fair housing goals. *See Stacy E. Seicshnaydre, Is Disparate Impact Having Any Impact? An Appellate Analysis of Forty Years of Disparate Impact Claims Under the Fair Housing Act*, 63 AM. U. L. REV. 357, 364–65 (2013).

c. Plaintiff's burden to show defendant's interest could be served by a policy that has a less discriminatory effect

The last step in the burden shifting analysis requires the Plaintiff to show that the City's valid interest "could be served by another practice that has a less discriminatory effect." 78 Fed. Reg. 11482 (codified at C.F.R. § 100.500(c)(3)); *Inclusive Communities*, 747 F.3d 275, 282. Although the onus is on the Plaintiff to overcome the City's valid interest and reasonable method of achieving that interest, that this element may have to be litigated should signal to the City and Palmer that they should engage neighborhood stakeholders and potential complainants during the application review process for input in developing reasonable mitigation efforts, conditions on the land use/master plan, or concessions so that the valid interests of the City and Palmer are pursued in a manner that can be accepted by potential complainants.

Potential for FHA Liability

Approving or denying Palmer's PID rezoning and Master Plan involves a trade-off between either (a) maintaining the status quo of a neighborhood that is one of the more diverse and integrated areas of the City but which also faces challenges with vacant or uninhabitable housing units and other low-opportunity area challenges, or (b) allowing for the opportunity for an expanded institutional campus which could bring revitalization and redevelopment to the area and support the ongoing vitality of one of the City's important educational, economic, and cultural institutions but which also could lead to a demographic shift causing the neighborhood to become less diverse.

If it is a compelling priority of the City that zoning changes not cause a loss of affordable units nor displace protected or historically disadvantaged persons from their choice of housing—no matter what other valid interests might be served—then regardless of whether the City is likely safe from FHA liability, the PID request could be denied in its current form or amended to address the strongest disparate impact issues. However, as long as the rezoning is framed as a reasonable revitalization policy, under the post-*Inclusive Communities* framework it will be difficult for an aggrieved plaintiff to prove a prima facie disparate impact case or that the City's choice between two reasonable alternatives was not a valid exercise of its zoning and land use discretion.

Conclusion

As the individual components of this analysis have documented, a disparate impact, especially one that would constitute a violation of the Fair Housing Act, requires multiple points of consideration. A disparate impact can be calculated statistically, but such a determination, without taking into account the existence of a “robust causality” and the degree to which the contemplated action achieves a valid government interest, may not rise to the level of a violation of law. In turn, those determinations may rely on interpretation of plans and other documents of public policy.

In taking these considerations together, this analysis finds that:

- a. The potential for displacement of neighborhood residents within the proposed PID area as a result of housing demolition that may be carried out by Palmer does not create a statistical disparate impact on African American or Latino renter households, or on renter households of color as a whole.
- b. Because Palmer plans to construct new student housing on its campus and because Palmer’s student body is, on average, less diverse than the community, the population in the proposed PID area will likely have higher shares of white residents and lower shares of African American residents at build out of the master plan than it does currently. These shares would also depend on moves in or out of the proposed PID by other households and any additional, non-Palmer-owned housing construction within the proposed PID over the next ten years.
- c. The zoning change itself, understood apart from Palmer’s plans, would not affect existing housing units or compel the redevelopment of units and/or displacement of residents and therefore fails to represent a robust causality relative to any such demographic changes.
- d. The City’s ultimate zoning decision represents a choice between reasonable alternatives to promoting its substantial, legitimate, and nondiscriminatory interests.
- e. Opportunity exists to better align Palmer’s plans with the goals of the City’s Comprehensive Plan, however, Palmer’s plans are not necessarily inconsistent with housing policy objectives promoted by the City in its Comprehensive Plan and Consolidated Plan.
- f. The City’s interest could likely be served by another practice that requires less housing demolition and displacement; however, pursuit of such an alternative, while perhaps beneficial to community relations, is not incumbent upon the City as the other burden-shifting steps in the disparate impact framework are not met.

In summary, this disparate impact analysis has determined that the City of Davenport’s approval of Palmer’s PID rezoning application does not create a disparate impact on protected racial or ethnic groups. Some demographic shifts that do not amount to statistical disparities are projected to occur as Palmer implements its plans, however, consideration of certain alternatives could minimize these effects.

Recommendations

While this analysis does not find a disparate impact that would arise from the City’s approval of Palmer’s rezoning request, it does find opportunities to potentially reduce or mitigate unintended effects projected to arise as a result of Palmer implementing its master plan. The recommendations here are intended for consideration by the City of Davenport and may also be useful to Palmer as it continues in the rezoning process.

1. **Incorporate conflicting points of view into the planning and decision-making process.**
Because the Davenport Civil Rights Commission has already received an objection to Palmer's rezoning application from a community resident, the City should take the opportunity to bring to the table the diverse interests and concerns of current residents, stakeholders, and fair housing advocates to craft reasonable conditions that could be attached to the zoning approval which might mitigate or eliminate the potential displacement or demographic change projected to occur as a result of the current plan's implementation. This involvement would be different and more substantial than the community and stakeholder meetings required by the PID process as a means of informing residents. Rather, in this setting the Palmer's detractors could be asked what specific changes, limitations, or specifications could be attached to an eventual zoning approval that would make this project one they could support.
2. **Consider alternate siting of features and uses within the PID.**
If the athletic fields slated for the northeast corner of the campus could be relocated to another site in order to preserve the housing units currently existing there for affordable non-student housing, the area's racial and ethnic composition would remain closer to its current profile, maintaining the diversity present in the community. Similarly, if the same units were retained and redeveloped for some adaptive reuse, the plan would fit more squarely within the priorities of the Davenport 2025 Comprehensive Plan. A third option for consideration would be the retention of rental housing units along Pershing, south of 10th Street. The dwelling on the southwest corner of Pershing and 9th is slated for demolition, but it's unclear what the future use of the property will be. The dwellings between 9th and 10th Streets will be demolished to make way for an extension of an adjacent parking lot. If those parking spaces were eliminated or located elsewhere and the dwellings allowed to remain as affordable non-student housing, the degree of demographic change expected would be reduced.
3. **Explore partnerships between Palmer and neighborhood nonprofits.**
Existing housing in the neighborhoods around Palmer is in greater need of repair than average for the city and several nonprofit organizations have track records working in the community on housing issues. Palmer could explore partnerships with these organizations to determine if there are types of financial or in-kind support the College can provide that would help these nonprofits advance their missions and maintain a safe and healthy housing stock in the community. Supporting these neighborhood organizations could potentially help offset, at least in the public's eye, any negative consequences of the Palmer campus expansion.

Appendix

1. Palmer PID Housing Detail Matrix
2. 2010 Census Demographic Data – Blocks
3. 2010 Census Demographic Data – City

Palmer PID - Housing Detail Matrix							
Existing Housing that will Remain							
Palmer Owns	Address/Location	711 Brady Street	732/734 Brady	1117 Perry	722/724 Brady	Perry Hill Apts	
	# of Units	12	29	8	8	70	
	Projected # of Residents (post PID implementation)	12	29	12	6		
	Projected Occupancy (vacant, Palmer students, general community)	Palmer Students	Palmer Students	Palmer Students	Vacant /Renovation		
	Current Rent Amount	\$435	\$400-\$450	\$525-\$650	\$450-\$465		
	Projected Rent Amount (post PID implementation)	\$435	\$400-\$450	\$525-\$650	Unknoen		
Palmer Will Own/ Not Own							
	Address/Location	702 Perry	701 Brady	705 Brady	707 Brady		
	# of Units	Single Family	Single Family	3	2		
	Projected # of Residents (post PID implementation)	Unknown	Unknown	Unknown	Unknown		
	Projected Occupancy (vacant, Palmer students, general community)	Unknown	Unknown	3 Palmer	3 Palmer		
	Current Rent Amount	Unknown	Unknown	Unknown	Unknown		
	Projected Rent Amount (post PID implementation)	Stays As Is	Stays As Is	Stays As Is	Stays As Is		
Existing Housing that will be Demolished							
Palmer Currently Owns	Address/Location	215 E 12th	219 E 12th	221 E 12th	225 E 12th	1118 Pershing	1124 Pershing
	# of Units						
	# of Residents						
	Occupancy (vacant, Palmer students, general community)	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
	Current Rent Amount						
	Future Use of Property	Athletic Field	Athletic Field	Athletic Field	Athletic Field	Athletic Field	Athletic Field
Not Palmer Owned							
	Address/Location	723 Main	118 Palmer Dr	1019 Perry	1028 Pershing	217 E 10th	218-224 E 9th
	# of Units	1	4	8	6	12	12
	# of Residents	1	Unknown	Unknown	Unknown	Unknown	Unknown
	Occupancy (vacant, Palmer students, general community)	PCC Student	4 Palmer	8 Palmer	Unknown	3 Palmer	Unknown
	Current Rent Amount	Frat House	Unknown	Unknown	Unknown	Unknown	Unknown
	Future Use of Property	Housing	Parking	Parking	Parking	Parking	Parking

Palmer PID - Housing Detail Matrix									
Existing Housing that will Remain									
Palmer Owns	Address/Location								
	# of Units								
	Projected # of Residents (post PID implementation)								
	Projected Occupancy (vacant, Palmer students, general community)								
	Current Rent Amount								
	Projected Rent Amount (post PID implementation)								
Palmer Will Own/ Not Own	Address/Location								
	# of Units								
	Projected # of Residents (post PID implementation)								
	Projected Occupancy (vacant, Palmer students, general community)								
	Current Rent Amount								
	Projected Rent Amount (post PID implementation)								
Existing Housing that will be Demolished									
Palmer Currently Owns	Address/Location	1126/1128 Perry	1132 Perry	1138/1140 Perry	1039 Perry	705 Main	715 Main	719 Main	
	# of Units				22		2	4	
	# of Residents				22		4	4	
	Occupancy (vacant, Palmer students, general community)	Vacant	Vacant	Vacant	Palmer Students	Vacant	Palmer Students	Palmer Students	
	Current Rent Amount				\$435		\$580	\$635	
	Future Use of Property	Parking	Parking	Parking	Athletic Field	Housing	Housing	Housing	
Not Palmer Owned	Address/Location	1115 Brady							
	# of Units	4							
	# of Residents	Unknown							
	Occupancy (vacant, Palmer students, general community)	Unknown							
	Current Rent Amount	Unknown							
	Future Use of Property	Mixed Use							

2010 Census Demographic Data – Blocks

Geography	Block 2032, Census Tract 106	Block 2033, Census Tract 106	Block 2034, Census Tract 106	Block 2036, Census Tract 106	Block 2037, Census Tract 106	Block 2038, Census Tract 106	Block 2039, Census Tract 106	Block 2040, Census Tract 106	Block 2041, Census Tract 106	Block 2042, Census Tract 106	Block 2043, Census Tract 106	Block 2044, Census Tract 106	Block 2046, Census Tract 106	Block 2048, Census Tract 106	Block 2049, Census Tract 106	Block 2053, Census Tract 106	Block 2054, Census Tract 106	Block 2055, Census Tract 106	Block 2056, Census Tract 106	Block 2022, Census Tract 107	Block 2023, Census Tract 107	TOTAL	% of Total
Total Population	1	37	21	9	0	0	57	30	48	0	0	0	78	35	45	40	39	16	31	0	0	487	100.00%
Hispanic or Latino	0	0	2	2	0	0	0	0	1	0	0	0	6	4	1	1	4	0	9	0	0	30	6.16%
Not Hispanic or Latino	1	37	19	7	0	0	57	30	47	0	0	0	72	31	44	39	35	16	22	0	0	457	93.84%
One race	1	36	19	5	0	0	55	28	47	0	0	0	70	30	41	39	34	16	22	0	0	443	90.97%
White	0	19	18	3	0	0	38	25	40	0	0	0	46	27	36	14	20	16	15	0	0	317	65.09%
Black or African American	1	10	0	1	0	0	6	2	7	0	0	0	23	2	2	24	7	0	6	0	0	91	18.69%
American Indian and Alaska Native	0	0	1	1	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	4	0.82%
Asian	0	7	0	0	0	0	11	1	0	0	0	0	0	1	3	1	6	0	1	0	0	31	6.37%
Native Hawaiian and Other Pacific Islander	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Some Other Race	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Two or More Races	0	1	0	2	0	0	2	2	0	0	0	0	2	1	3	0	1	0	0	0	0	14	2.87%

Source: U.S. Census Bureau, 2010 Census, Summary File 1, Tables P9, P12, and H19.

2010 Census Demographic Data – City		
Geography	City of Davenport	% of Total
Total*	99685	100.00%
Hispanic or Latino	7255	7.28%
Not Hispanic or Latino	92430	92.72%
One race	89443	89.73%
White	76404	76.65%
Black or African American	10465	10.50%
American Indian and Alaska Native	270	0.27%
Asian	2140	2.15%
Native Hawaiian and Other Pacific Islander	36	0.04%
Some Other Race	128	0.13%
Two or More Races	2987	3.00%

Source: U.S. Census Bureau, 2010 Census. Summary File 1, Tables P9, P12, and H19.

*This count has been revised.

Revised count: 99,687

Revision date: 12-31-2012

Rusnak, Ryan

From: Ramsett, Susan <sramsett@kwqc.com>
Sent: Wednesday, March 07, 2018 5:33 PM
To: Berger, Bruce; Rusnak, Ryan; Warner, Tom
Cc: Scott Tunnichliff; Meginnis, Marion
Subject: KWQC - thank you & clarification

Bruce, Tom and Ryan,

I wanted to thank you for your time on Monday afternoon to hear KWQC's concerns regarding the proposed closure of W. 8th Street. I was encouraged to know you are willing to propose some alternatives to closing W. 8th.

I also appreciated the opportunity to more closely review how the current rendering illustrates the upper drive/parking on the east side of the station. I'll describe this as the c-shaped drive which runs North/South behind KWQC, with two entry/exit points onto Perry St. Can you confirm for me whether Palmer is proposing to abandon that North entry/exit point onto Perry Street to create additional green space? I am a bit confused by the illustration, as I don't believe that alley/drive is listed among those Palmer is requesting to abandon.

If altering or closing any portion of that alley is part of the proposal, I would request another meeting to discuss alternatives. Since our meeting on Monday, I have confirmed that blocking the north entry/exit (as the full-color drawing illustrates) would create a dead end at the north end of our upper parking lot. As this is already a narrow drive, access would be problematic for our employees, deliveries, waste removal, emergency vehicles and any others that enter and exit this upper lot.

As I shared with you on Monday, I would like to see my questions and concerns about the closure of W. 8th Street documented for future consideration by city leaders.

Thank you!

Sincerely,

Susan Ramsett

Vice President & General Manager

Main: 563.383.7000 / Direct: 563.383.7036

805 Brady Street / Davenport, IA / 52803



Serving the Quad Cities in Iowa and Illinois

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286
Wards: 7

Action / Date
3/21/2018

Subject:

First Consideration: Ordinance for Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

Recommendation:

Adopt the Ordinance

Findings:

That the proposed development fits with the surrounding developments.

The City Plan and Zoning Commission accepts the findings and forward Case No. REZ18-01 to the City Council for approval subject to the following condition:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

The Commission vote was 9-yes, 0-no and 0 abstention.

THE PROTEST RATE IS 0.0%.

Relationship to Goals:

Welcome Investment

Background:

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density. The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

For further background information please refer to the background materials.

ATTACHMENTS:

Type

Description

- ▣ Resolution Letter
- ▣ Backup Material

REZ18-01 Ord only

REZ18-01 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Thorndike, Tiffany	Approved	3/16/2018 - 11:53 AM

City of Davenport

Committee: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Ward: 7th

Action / Date
CD 03/21/18

Subject:

ORDINANCE for Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

Recommendation:
Adopt the Ordinance

Findings:

That the proposed development fits with the surrounding developments

The City Plan and Zoning Commission accepts the findings and forward Case No. REZ18-01 to the City Council for approval subject to the following condition:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

The Commission vote was 9-yes, 0-no and 0 abstention.

THE PROTEST RATE IS 0.0%.

Relationship to Goals:
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Background:

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A final development plan and subdivision will also be required prior to the property being developed.

For further background information please refer to the background materials.

ORDINANCE NO.

ORDINANCE for Case No. Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:

Lot 3 of Ryde High Second Addition to the City of Davenport, County of Scott, Iowa.

The above described Tract contains 1.19 acres, more or less.

The City Plan and Zoning Commission accepted the findings and forwards Case No. REZ18-01 to the City Council for approval subject to the following conditions:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch, Mayor

Attest: _____
Jackie Holecek, CMC, Deputy City Clerk

Published in the *Quad City Times* on _____



March 07, 2018

Honorable Mayor and City Council
City Hall
Davenport, IA 52801

Honorable Mayor and City Council:

At its regular meeting of March 06, 2018, the City Plan and Zoning Commission considered Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density. The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

Findings

That the proposed development fits with the surrounding developments

Recommendation:

The City Plan and Zoning Commission accepts the finding and forwards Case No. REZ18-01 to the City Council for approval subject to the following condition:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	TABLED ONE CYCLE						
Name:	Roll Call	REZ18-01 FOREST VIEW LLC TOM SWANWICK	F18-02 BETT'S CORP- ORATION 2ND						
Connell	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	P	Y	Y						
Martinez	A								
Medd	P	Y	Y						
Quinn	P	Y	Y						
Reinartz	P	Y	Y						
Tallman	P	Y	Y						
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN						



City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

Meeting Date: March 06, 2018
Request: C-2 General Commercial to R-6M Planned Unit Development
Address: Lot 3 Ryde High 2nd Add'n – S of E 46th St between Grand & Tremont Aves
Case No.: REZ18-01
Applicant: David Meyer on behalf of Tom Swanwick dba Forest View LLC

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. REZ18-01 to the City Council for approval subject to the listed condition.

Introduction:

Request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

AREA CHARACTERISTICS:

Aerial

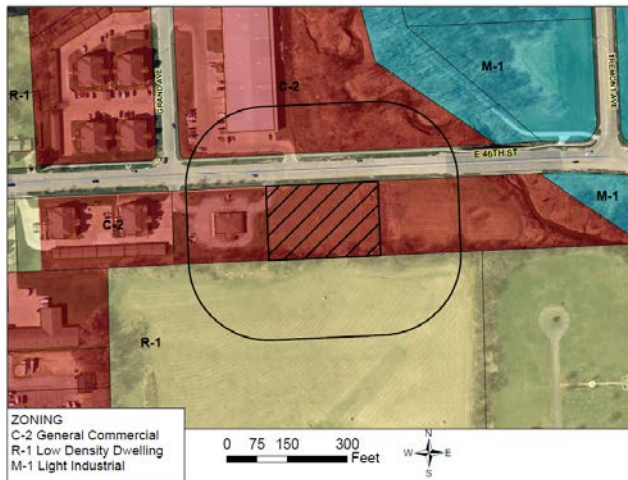


2014 Aerial Photo

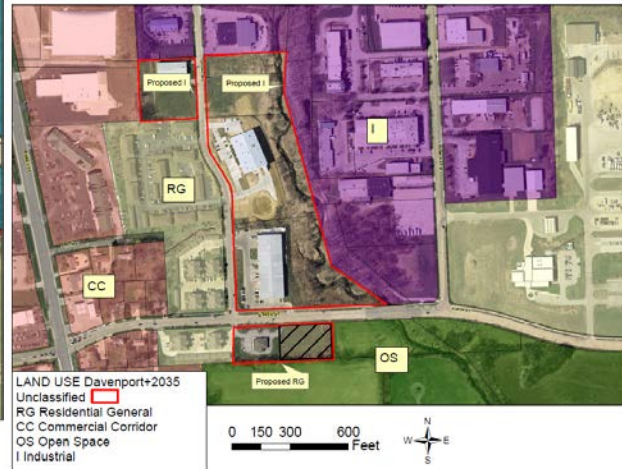
0 100 200 400
Feet



Zoning Map



Land Use



Background: **Comprehensive Plan:**

Within Urban Service Boundary +2035: Yes

Future Land Use Designation: The property being rezoned, the abutting property to the west and the area north of 46th Street (outlined in red) was missed during the development of the Davenport+2035 Land Use map. Staff would suggest that this be rectified as part of this rezoning.

Staff proposes the area south of 46th Street be classified as Residential General (RG) and the area north of 46th Street be classified as Industrial (I).

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

Relevant Goals to be considered in this Case:

Identify and reserve land for current and future development – *encourage a full range of development.*

Zoning:

The property is currently zoned “C-2” General Commercial District. The C-2 designation would allow for multiple family (apartments) similar to those developed to the west and northwest. The Planned Unit Development would allow for the attached town homes on individual lots (fee simple title).

Technical Review:

Streets. The property is located along East 46th Street east of Brady Street / Welcome Way couplet. East 46th St dead-ends east at the railroad to the east. There is a separation requirement for the driveways of 203 feet. The topography may not allow a full 230 feet but discussion with the City's Development and Traffic Engineers should be held earlier than later.

Storm Water. Stormwater infrastructure is located in East 46th Street.

Sanitary Sewer. Sanitary sewer service is located along the south side of East 46th Street (8-inch line).

Other Utilities. This is an urban area and normal utility services are available.

Emergency Services. The property is located approximately 1-1/2 miles from Fire Stations No. 3 at 3506 Harrison Street and 2-miles from Fire Station No. 8 at 2820 E 53rd Street.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:

A neighborhood meeting was held February 13th at the Public Works Center. No one from the notice area attended. The developer presented staff with the proposed building elevations (not complete) and floor plans.

Discussion:

Zoning

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density.

The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

Staff Recommendation:

Findings:

That the proposed development fits with the surrounding developments

Recommendation:

Staff recommends the City Plan and Zoning Commission accepts the findings and forward Case No. REZ18-01 to the City Council for approval subject to the following condition:

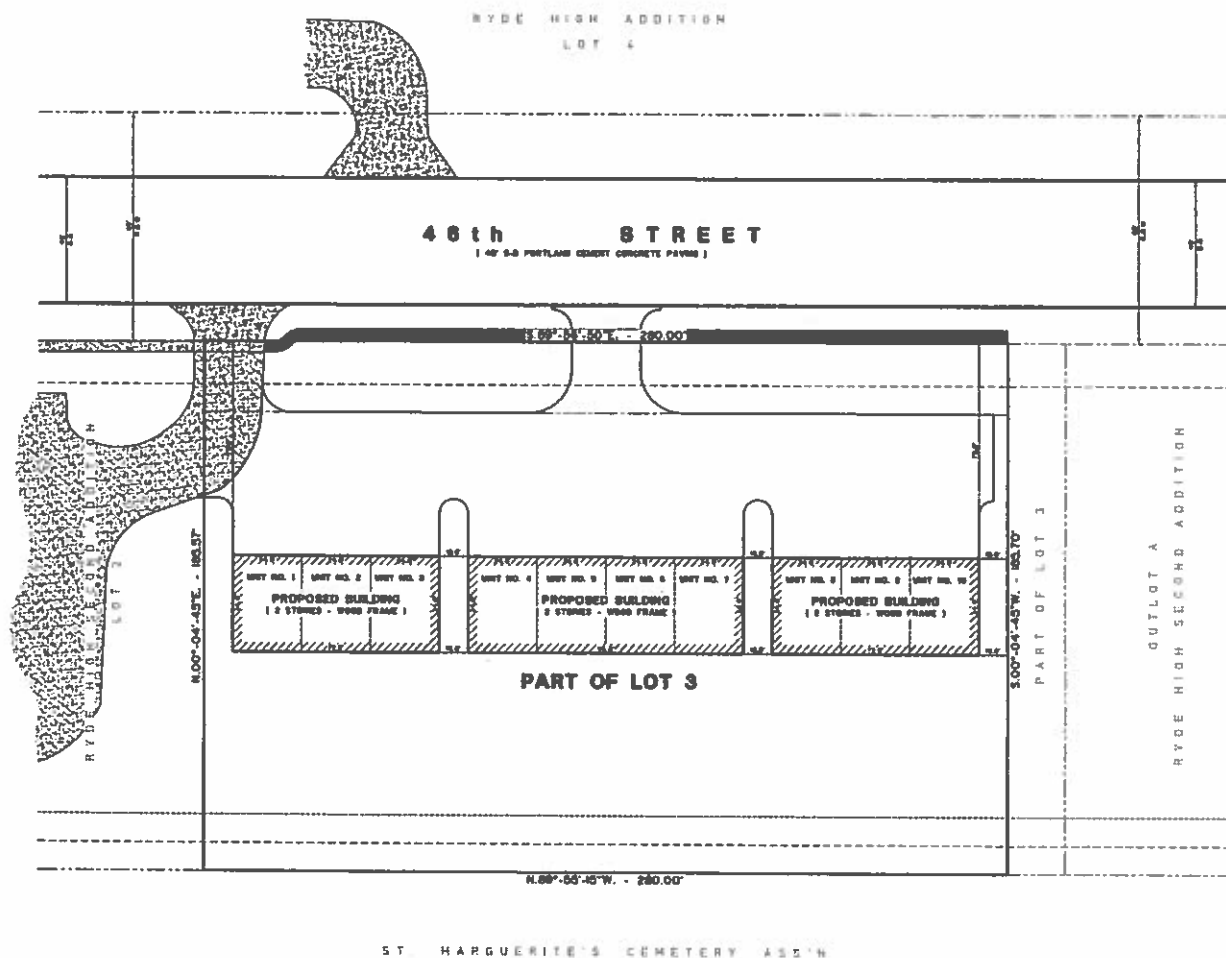
1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

Prepared by:

Wayne Wille, CFM - Planner II
Community Planning Division



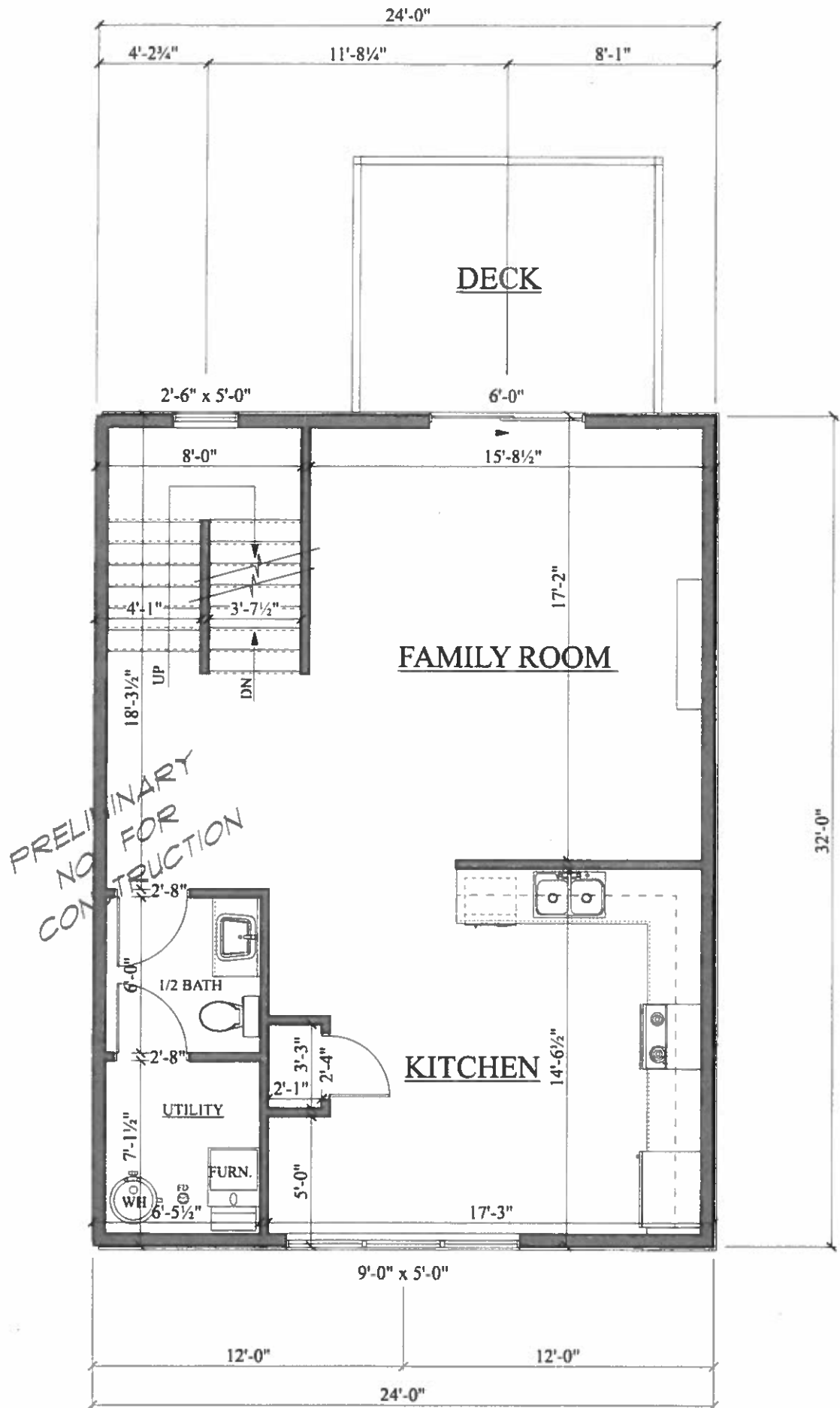
PART OF LOT 3
RYDE HIGH SECOND ADDITION
DAYTONPORT, IOWA
SITE PLAN
SHEET 1 OF

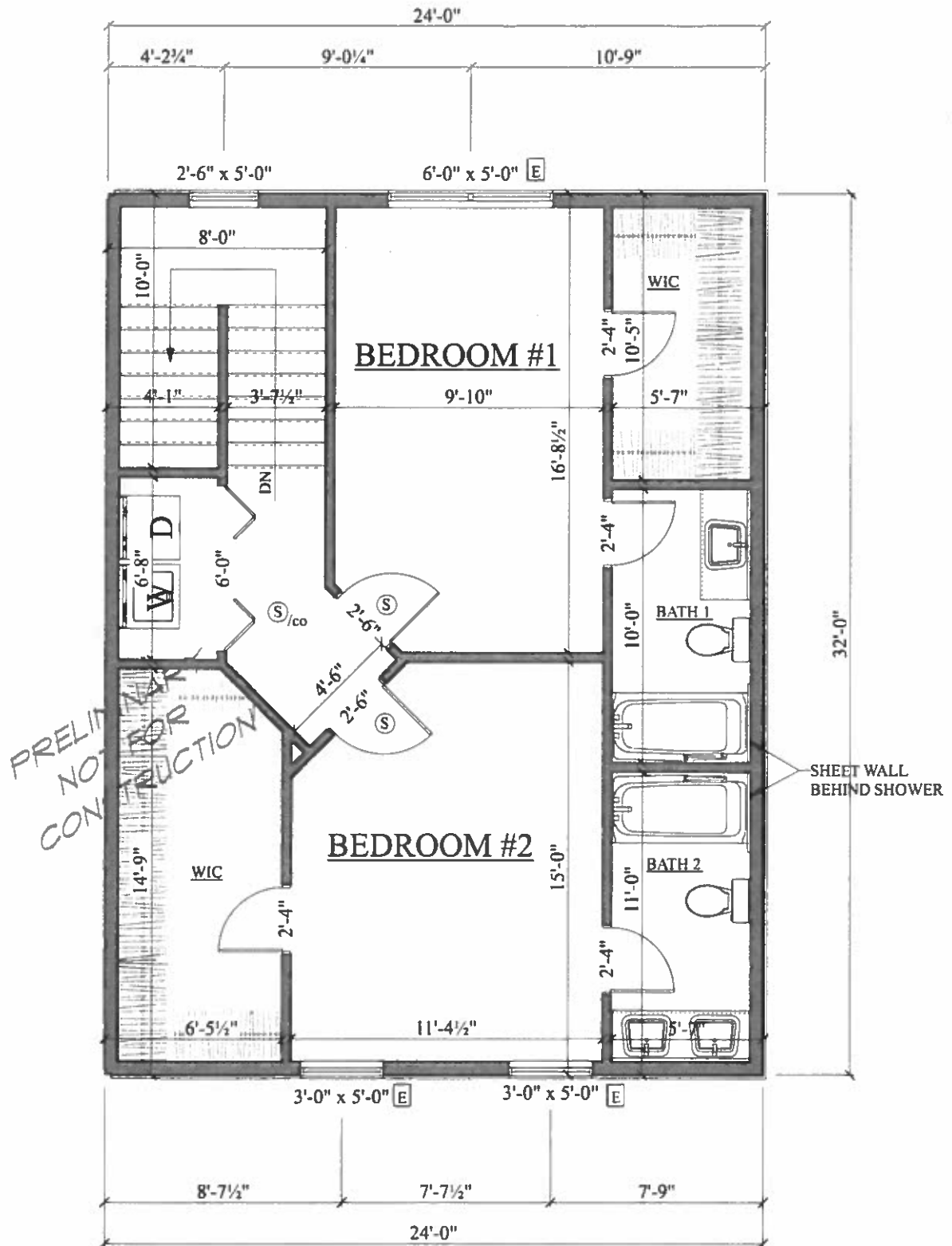


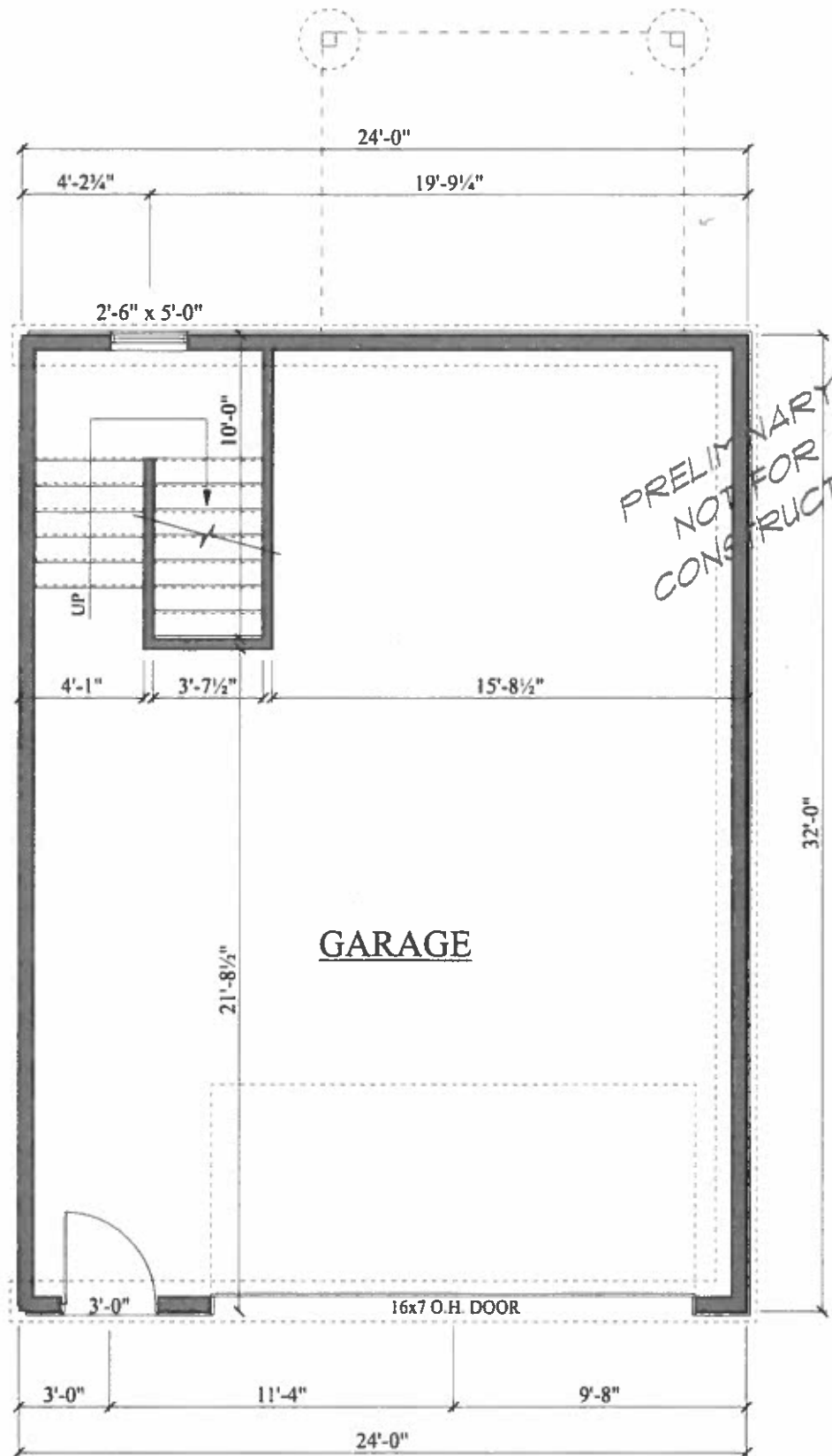
PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 90th STREET
DAYTONPORT, IOWA 52807
PHONE NUMBER: (319) 399-1349

VMCE 17263 - 82







City of Davenport

Agenda Group: Committee of the Whole
Department: City Clerk
Contact Info: Matt Flynn, 888-2286
Wards: 1st

Action / Date
3/21/2018

Subject:

Resolution approving Case No. Final Plat F17-14 Falcon Pointe First Addition, being a replat of Lot 3 of Eagle's Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and one (1) outlot on 22.16 acres, more or less. Detention is on a separate outlot south of the plat on 3.39 acres, more or less. [Ward 1]

Recommendation:

The City Plan and Zoning Commission concurred with the finding(s) and recommendation of City staff and forwards Case No. F17-14 for approval subject to the following conditions as stated in the Commission's letter September 5, 2017. Findings:

The plat conforms to the Comprehensive plan.

The plat facilitates commercial redevelopment in the area.

The City Plan and Zoning Commission accepts the findings and forwards Case No. F17-14 to the Council for approval subject to the following conditions:

1. It shall be noted on the plat (in some manor) that the ROW and easements shown are dedicated with the platting;
2. "Lot A" shall be titled "Outlot A" and the owner of should be noted;
3. Lot A (Outlot A) should be dedicated as a detention easement and the outlet works should be included within the easement;
4. A note shall be added to the plat regarding the gas pipeline easement stipulating that there shall be no permanent or temporary structures in the easement including but not limited to houses, garages, sheds, pool, and fencing;
5. A note shall be added regarding absolute minimum cover over the gas line which shall be no less than 3' (which can include the depth of rock and concrete of the road);
6. The plat shall be reviewed and signed by the utility companies;
7. The surveyor shall sign the plat after all comments have been address; and;
8. Construction plans have been submitted for review; pending completion of that review additional changes may be need to the plat.

The Commission vote for approval was unanimous with 8-yes, 0-no and 0-abstentions.

Relationship to Goals:

Welcome Investment

Background:

The plat is proposed to facilitate residential lots.

ATTACHMENTS:

Type

Description

- ▣ Backup Material
- ▣ Exhibit
- ▣ Exhibit

F17-14 Falcon Pointe Background
CD RES F17-14
RES only F17-14

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	3/16/2018 - 11:50 AM
City Clerk	Thorndike, Tiffany	Approved	3/16/2018 - 11:50 AM

September 6, 2017

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of September 5, 2017, the City Plan and Zoning Commission considered the Case No. F17-14:

Findings:

The plat facilitates future development with the zoning allowing for residential development.

The City Plan and Zoning Commission accepted the findings and forwards Case No. F17-14 to the City Council for approval subject to the following conditions:

1. It shall be noted on the plat (in some manor) that the ROW and easements shown are dedicated with the platting;
2. "Lot A" shall be titled "Outlot A" and the owner of should be noted;
3. Lot A (Outlot A) should be dedicated as a detention easement and the outlet works should be included within the easement;
4. A note shall be added to the plat regarding the gas pipeline easement stipulating that there shall be no permanent or temporary structures in the easement including but not limited to houses, garages, sheds, pool, and fencing; and
5. A note shall be added regarding absolute minimum cover over the gas line which shall be no less than 3' (which can include the depth of rock and concrete of the road).
6. The plat shall be reviewed and signed by the utility companies;
7. The surveyor shall sign the plat after all comments have been address; and
8. Construction plans have been submitted for review; pending completion of that review additional changes may be need to the plat.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	TABLED	APPROVED				
Name:	Roll Call	REZ17-06 PAROCHETTI 1616 W Kimberly & 3910 Sturdevant	LEGACY DESIGN GRP Lot 1 Terrace Ridge Park 8th	REZ17-08 PALMER COLLEGE Harrison to Pershing & 5th to 12th	F17-14 FALCON POINTE 1ST				
Connell	P	Y	Y	Y	Y				
Hepner	P	Y	Y	Y	Y				
Inghram	P								
Kelling	EX								
Lammers	EX								
Maness	P	Y	Y	Y	Y				
Martinez	P	Y	Y	Y	Y				
Medd	P	Y	Y	Y	Y				
Quinn	P	Y	Y	Y	Y				
Reinartz	P	Y	Y	Y	Y				
Tallman	EX	Y	Y	Y	Y				
		8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN				



PLAN AND ZONING COMMISSION

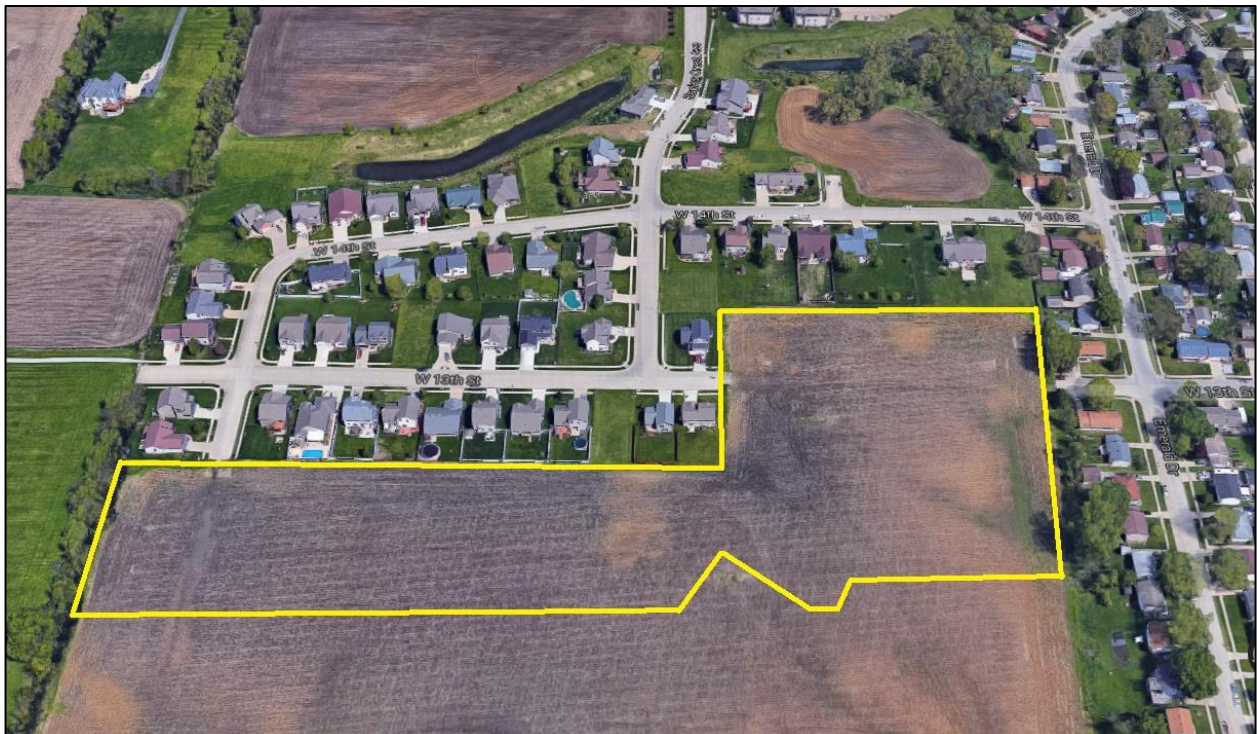
Meeting Date: June 20, 2017
Request: Final Plat Falcon Pointe Addition
Address: south of
Case No.: F17-14
Applicant: Grunwald Land

INTRODUCTION

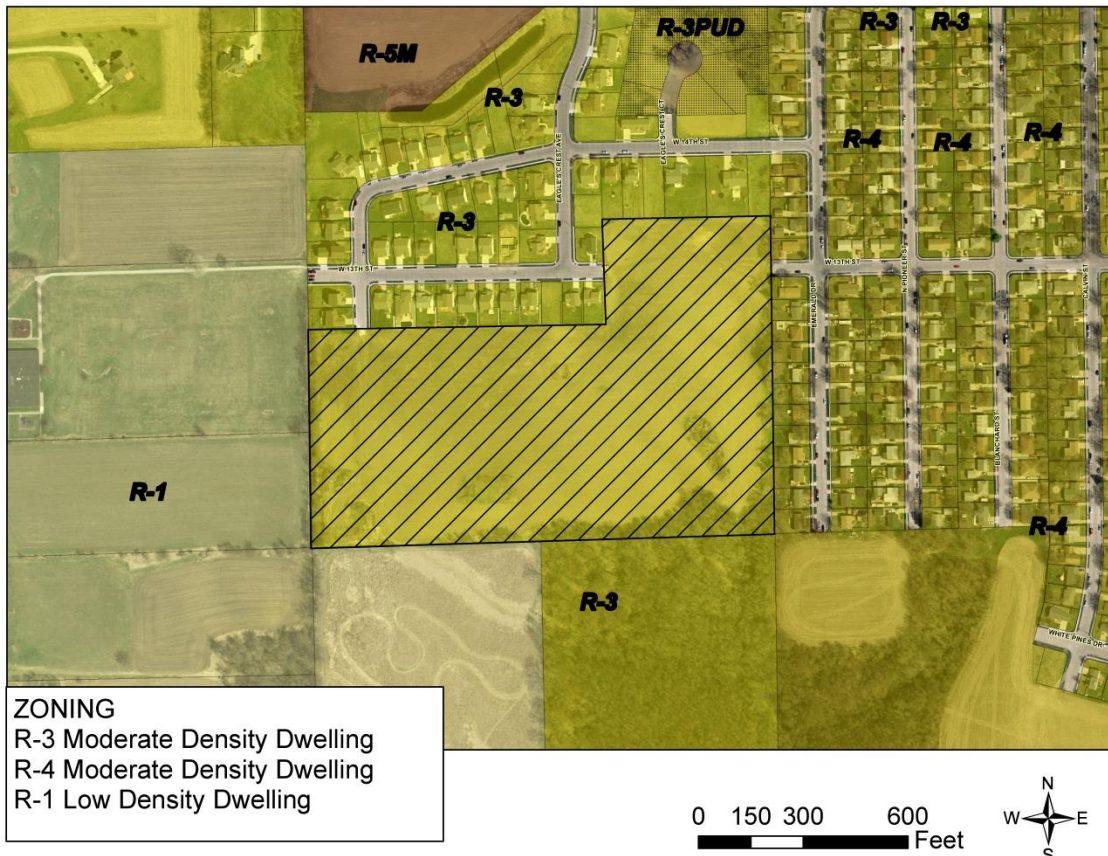
Final Plat F17-14 Falcon Pointe First Addition, being a replat of Lot 3 of Eagle's Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and one (1) outlot on 22.16 acres, more or less. Detention is on a separate outlot south of the plat on 3.39 acres, more or less.

Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-14 to the City Council for approval subject to the listed conditions.

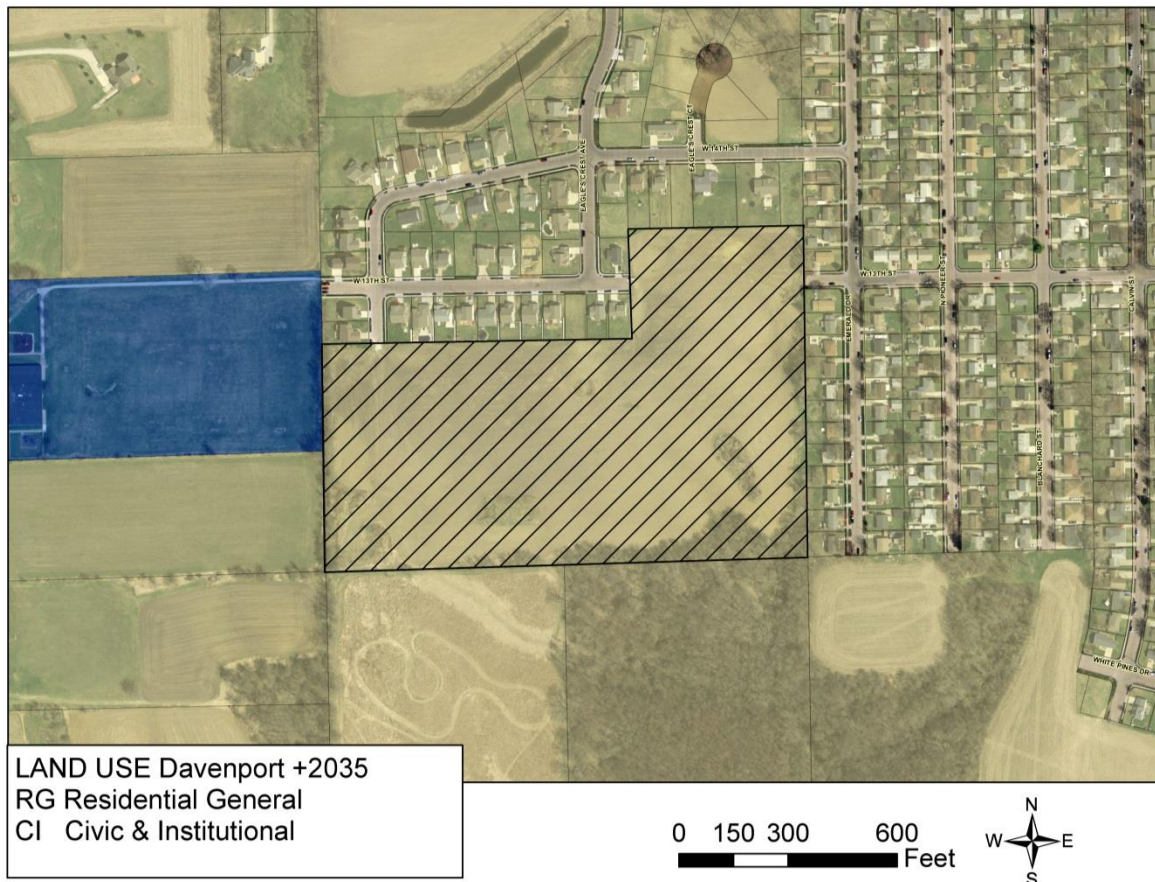
Aerial Photo: (approximate location; not to scale)



Zoning (R-3 Moderate Density Dwelling District)



Land Use 2035 (Residential General)



FINAL PLAT
FOR
FALCON POINTE
ADDITION

TO THE CITY OF DAVENPORT, IOWA

BEING A FINAL PLAT OF LAND FIRST ACQUIRED AND PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SEC. 36, T24N, R17E OF THE 5TH P.M.

SURVEY TABLE

LINE	LENGTH	BEARING	COORD. BEG.	COORD. END
C1	18.27	25.03	N 45°15'37"E	35.36
C2	18.27	25.03	N 44°30'27"E	35.36
C3	18.27	25.03	N 45°15'37"E	35.36
C4	71.03	472.90	N 50°28'44"W	76.86
C5	61.65	472.90	N 51°32'22"W	61.65
C6	40.24	472.90	N 50°28'44"W	40.24
C7	12.37	472.90	N 50°28'44"W	12.37
C8	28.41	25.03	N 46°30'47"E	28.41
C9	48.59	25.03	N 50°11'58"E	41.39
C10	78.67	537.67	N 61°00'07"W	78.67
C11	14.14	25.03	N 43°37'19"E	35.36
C12	69.67	537.67	N 64°37'07"E	69.67
C13	69.66	537.67	N 64°37'07"E	69.66
C14	47.42	537.67	N 63°27'37"E	47.41
C15	32.37	476.72	N 59°24'22"E	32.37
C16	68.59	474.00	N 50°17'00"W	68.52

LEGEND

SURVEY	
PLACEMENT	DESCRIPTION
●	IRON NAIL - FOUND
○	IRON NAIL - SET
▲	SECTION CORNER
✱	POINT OF BEGINNING

1st ADDITION

LOT 1: 1578 SQ. FT. 0.361 ACRES
LOT 2: 885 SQ. FT. 0.204 ACRES
LOT 3: 740 SQ. FT. 0.171 ACRES
LOT 4: 841 SQ. FT. 0.238 ACRES
LOT 5: 1572 SQ. FT. 0.357 ACRES
LOT 6: 941 SQ. FT. 0.215 ACRES
LOT 7: 786 SQ. FT. 0.181 ACRES
LOT 8: 785 SQ. FT. 0.181 ACRES
LOT 9: 1941 SQ. FT. 0.445 ACRES
LOT 10: 736 SQ. FT. 0.169 ACRES
LOT 11: 786 SQ. FT. 0.181 ACRES
LOT 12: 1001 SQ. FT. 0.231 ACRES
LOT 13: 1845 SQ. FT. 0.423 ACRES
LOT 14: 1047 SQ. FT. 0.241 ACRES
LOT 15: 1633 SQ. FT. 0.375 ACRES
LOT 16: 1633 SQ. FT. 0.375 ACRES
LOT 17: 1633 SQ. FT. 0.375 ACRES
LOT 18: 7141 SQ. FT. 1.618 ACRES
LOT 19: 8603 SQ. FT. 1.978 ACRES
LOT 20: 1633 SQ. FT. 0.375 ACRES
LOT 21: 7141 SQ. FT. 1.618 ACRES
LOT 22: 7141 SQ. FT. 1.618 ACRES
LOT 23: 941 SQ. FT. 0.215 ACRES
LOT 24: 1031 SQ. FT. 0.236 ACRES
LOT 25: 1443 SQ. FT. 0.327 ACRES
LOT 26: 1364 SQ. FT. 0.313 ACRES
LOT 27: 966 SQ. FT. 0.221 ACRES
LOT 28: 1364 SQ. FT. 0.313 ACRES
LOT 29: 6491 SQ. FT. 1.491 ACRES
LOT 30: 1633 SQ. FT. 0.375 ACRES
LOT 31: 1364 SQ. FT. 0.313 ACRES
LOT 32: 825 SQ. FT. 0.189 ACRES
LOT 33: 1364 SQ. FT. 0.313 ACRES
LOT 34: 1364 SQ. FT. 0.313 ACRES
LOT 35: 1364 SQ. FT. 0.313 ACRES
LOT 36: 1364 SQ. FT. 0.313 ACRES
LOT 37: 1364 SQ. FT. 0.313 ACRES
LOT 38: 1364 SQ. FT. 0.313 ACRES
LOT 39: 1364 SQ. FT. 0.313 ACRES
LOT 40: 1364 SQ. FT. 0.313 ACRES

Comprehensive Plan:

Within Urban Service Area: Yes
 Within Existing Service Area: Yes
 Proposed Land Use Designation: Residential General - RG

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

Relevant *Davenport 2025* Goals and Objectives:

Urban Revitalization Grow Tax Base

Streets. No new streets are proposed with this request.

Storm Water. There is existing stormwater infrastructure in the local street system. New retention requirements should not be applicable.

Sanitary Sewer. Sanitary sewer service is located at this site. Extension of the line will not be necessary.

Other Utilities. This is an urban area and normal utility services are available.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The plat divides this lot creating an additional residential building site.

STAFF FINDINGS & RECOMMENDATION

Staff recommends the Plan and Zoning Commission accepts the findings and forward Case No. F17-14 to the City Council for approval subject to the following conditions:

1. It shall be noted on the plat (in some manor) that the ROW and easements shown are dedicated with the platting;
2. "Lot A" shall be titled "Outlot A" and the owner of should be noted;
3. Lot A (Outlot A) should be dedicated as a detention easement and the outlet works should be included within the easement;
4. A note shall be added to the plat regarding the gas pipeline easement stipulating that there shall be no permanent or temporary structures in the easement including but not limited to houses, garages, sheds, pool, and fencing; and
5. A note shall be added regarding absolute minimum cover over the gas line which shall be no less than 3' (which can include the depth of rock and concrete of the road).

Prepared by:

A handwritten signature in black ink, appearing to read "Scott Koops".

Scott Koops, AICP
Planner II

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

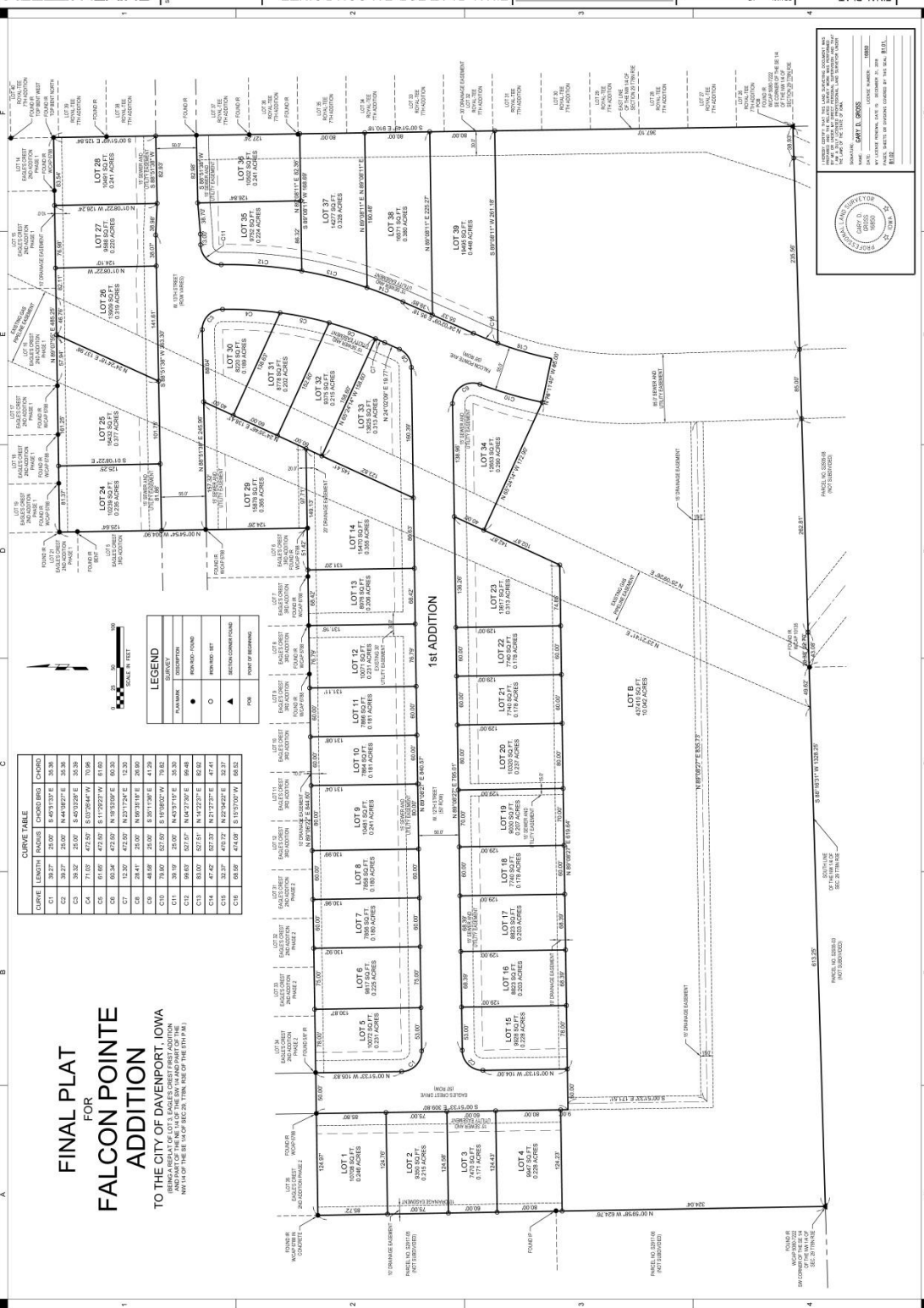
1701 River Drive, Suite 200 | Marina, Illinois 61255
309.754.7050 | Fax: 309.754.0515 | www.shivehattery.com

Team | Illinois | Indiana

FINAL PLAT FOR FALCON POINTE
FIRST ADDITION
GRUNWALD LAND DEVELOPMENT, LC
DAVENPORT, IOWA

DATE	6/26/2017
PROJECT NO.	378556-4
FIELD BOOK	609
CLIENT NO.	--

B1.01



City of Davenport

Committee: CD
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Ward: 1st

Action / Date
CD 03/21/18

Subject:

RESOLUTION approving Case No. Final Plat F17-14 Falcon Pointe First Addition, being a replat of Lot 3 of Eagle's Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and one (1) outlot on 22.16 acres, more or less. Detention is on a separate outlot south of the plat on 3.39 acres, more or less. [1st Ward]

Recommendation:

The City Plan and Zoning Commission concurred with the finding(s) and recommendation of City staff and forwards Case No. F17-14 for approval subject to the following conditions as stated in the Commission's letter September 5, 2017.

Findings:

The plat conforms to the Comprehensive plan.
The plat facilitates commercial redevelopment in the area.

The City Plan and Zoning Commission accepts the findings and forwards Case No. F17-14 to the City Council for approval subject to the following conditions.

1. It shall be noted on the plat (in some manor) that the ROW and easements shown are dedicated with the platting;
2. "Lot A" shall be titled "Outlot A" and the owner of should be noted;
3. Lot A (Outlot A) should be dedicated as a detention easement and the outlet works should be included within the easement;
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5. A note shall be added regarding absolute minimum cover over the gas line which shall be no less than 3' (which can include the depth of rock and concrete of the road).
6. The plat shall be reviewed and signed by the utility companies;
7. The surveyor shall sign the plat after all comments have been address; and
8. Construction plans have been submitted for review; pending completion of that review additional changes may be need to the plat.

The Commission vote for approval was unanimous with 8-yes, 0-no and 0-abstentions.

Relationship to Goals:
Welcome Investment

Background:
The plat is proposed to facilitate residential lots.

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. Final Plat F17-14 Falcon Pointe First Addition, being a replat of Lot 3 of Eagle's Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and one (1) outlot on 22.16 acres, more or less. Detention is on a separate outlot south of the plat on 3.39 acres, more or less. [1st Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Falcon Pointe First Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated September 5, 2017 and as follows:

1. It shall be noted on the plat (in some manor) that the ROW and easements shown are dedicated with the platting;
2. "Lot A" shall be titled "Outlot A" and the owner of should be noted;
3. Lot A (Outlot A) should be dedicated as a detention easement and the outlet works should be included within the easement;
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6. The plat shall be reviewed and signed by the utility companies;
7. The surveyor shall sign the plat after all comments have been address; and
8. Construction plans have been submitted for review; pending completion of that review additional changes may be need to the plat.

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. Final Plat F17-14 Falcon Pointe First Addition, being a replat of Lot 3 of Eagle's Crest First Addition, located south of West Locust Street and west of Emerald Drive, containing 39 residential lots and one (1) outlot on 22.16 acres, more or less. Detention is on a separate outlot south of the plat on 3.39 acres, more or less. [1st Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Falcon Pointe First Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated September 5, 2017 and as follows:

1. It shall be noted on the plat (in some manor) that the ROW and easements shown are dedicated with the platting;
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8. Construction plans have been submitted for review; pending completion of that review additional changes may be need to the plat.

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Community Development
Department: Community Development Committee
Contact Info: Bruce Berger, 326-7769
Wards: 8

Action / Date
COW3/21/2018

Subject:

Resolution to set a public hearing on the proposed conveyance of the following property: The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park 6th Addition, to Petitioner Deere & Company. [Ward 8]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcome Investment.

Background:

As part of the railroad improvements required at the transload facility, land owned by the Petitioner, Deere & Company, is needed to construction a fourth spur. The spur will allow additional space to switch railcars without blocking traffic on Slopertown Road. The Petitioner has agreed to provide the required Right of Way and temporary construction easement upon conveyance of the south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park 6th Addition. See attached map.

ATTACHMENTS:

Type	Description
▣ Exhibit	Map
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Thorndike, Tiffany	Approved	3/16/2018 - 11:55 AM

Land Transfer Area
Not Drawn to Scale

Land to Deere & Company

ROW to City



RESOLUTION NO.

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION setting a public hearing to convey land to Deere & Company [Ward 8].

WHEREAS, the City of Davenport will be the legal owner of the real estate on the attached map; and

WHEREAS, the City of Davenport wishes to convey the property to Deere & Company; and

WHEREAS, the transfer of these properties is mutually beneficial to the City and Deere & Company; and

WHEREAS, a public hearing on the matter is required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed transfer of this real estate on Wednesday, the 4th of April, 2018, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

City of Davenport

Agenda Group: Community Development
Department: Legal
Contact Info: B. Heyer
Wards: 5

Action / Date
CD3/21/2018

Subject:

Resolution setting a public hearing concerning the proposed conveyance of vacated public right of way, that being part of East 10th Street lying north of the sidewalk at 1002 Bridge Avenue. Juan Goitia, Petitioner.[Ward 5]

Recommendation:

Set the public hearing.

Relationship to Goals:

Revitalized neighborhoods.

Background:

By Ordinance No. 2017-25 the city vacated this area of public right of way at the request of Juan Goitia; who requested the vacation with the intention of purchasing the right of way. Adoption of a resolution conveying the area to Juan and Ashley Goitia will be up for council consideration at a meeting subsequent to the holding of the public hearing as required by Iowa law.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution Setting Public Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	3/13/2018 - 10:10 AM
Finance Committee	Admin, Default	Approved	3/13/2018 - 11:05 AM
City Clerk	Admin, Default	Approved	3/13/2018 - 11:05 AM

Resolution No. _____

Resolution offered by Alderman _____

RESOLVED by the City Council of the City of Davenport.

RESOLUTION SETTING A PUBLIC HEARING CONCERNING THE PROPOSED CONVEYANCE OF VACATED PUBLIC RIGHT OF WAY, THAT BEING A PART OF EAST 10TH STREET LYING NORTH OF THE SIDEWALK AT 1002 BRIDGE AVENUE. JUAN GOITIA, PETITIONER.

WHEREAS, the City of Davenport currently owns the recently vacated public right of way:

Part of the Northwest Quarter of the Southeast Quarter of Section 25, Township 78 North – Range 3 East of the 5th P.M., being more particularly described as follows:

Beginning at the southeast corner of Lot 1 of Block 7 of Part of G.C. Churchill's Re-Survey of Churchill's Addition to the City of Davenport, Scott County, Iowa, said corner also being the northwest corner of the intersection of Bridge Avenue and East 10th Street; thence South along the west line of Bridge Avenue as extended a distance 15.00 feet; thence West parallel to and 15.00 feet distant from the south line of said Lot 1 of Block 7 a distance of 150.00 feet; thence North 15.00 feet to the southwest corner of said Lot 1 of Block 7; thence East along the south line of said Lot 1 of Block 7 also being the north line of East 10th Street a distance of 150.00 feet to the point of beginning. Said tract contains 2,250 square feet, more or less

WHEREAS, the City of Davenport desires to sell its interest in the aforementioned real estate, and

WHEREAS, Juan and Ashley Goitia have offered to acquire said property, and

WHEREAS, Iowa law requires a city to hold a public hearing prior to conveying its interest in real property,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a public hearing concerning the proposed conveyance of vacated public right of way known as part of East 10th Street lying north of the sidewalk at 1002 Bridge Avenue, legally described above, will be held on April 4, at 5:30 p.m., in the Council Chambers, Davenport City Hall, 226 West Fourth Street, Davenport, Iowa.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Heather Johnson, 888-2004
Wards: All

Action / Date

Subject:

Motion approving the allocations for Year 44 (July 1, 2018 – June 30, 2019) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Enhance Quality of Life, Revitalized Neighborhoods and Corridors

Background:

The Citizens Advisory Committee (CAC) completed its process for funding recommendations for the Year 44 CDBG program, which is a subpart of the City's FY 19 operating budget. The CAC reviewed the CDBG applications at a work session and held a public meeting at which applicants made presentations and answered questions about their programs and projects. The CAC's process concluded on March 5th when the CAC voted on its Year 44 funding recommendations for the FY19 CDBG estimated entitlement of \$1,200,000. The vote on the entire slate of recommended allocations was unanimous.

The purpose of the HOME Program is to create affordable housing opportunities for low and very low income residents. City HOME dollars are targeted to the construction or rehabilitation of single and multi-unit housing. HOME funds are available to non-profit, for-profit, or Community Housing Development Organizations (CHDO) developers of affordable housing. For FY19, the estimated HOME entitlement is \$361,892.

The attached Funding Summary lists for each of these programs: the agency receiving funds, its purpose, the services it will provide, and the amount of funding to be used. HOME dollars are reflected in bold.

Awarding of these funds is contingent upon the City receiving the entitlements as indicated from the Department of Housing and Urban Development.

A public hearing on these recommendations will be held. If Council wishes to make changes to these recommendations, this motion should be amended following the public hearing at the Community Development Committee meeting. Final Council action will take place at the March 28 Council meeting.

ATTACHMENTS:

Type	Description
□ Backup Material	Year 44 CDBG Allocation Recommendations

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Thorndike, Tiffany	Approved	3/16/2018 - 11:56 AM

Year 44 (July 1, 2018 – June 30, 2019) CDBG Recommendations

Based on estimates – HUD formula allocations not yet announced

Public Service Programs

This category is capped by HUD regulation. The maximum available under the cap for public services has been recommended by the CAC.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
BIG BROTHERS/ BIG SISTERS OF THE QUAD CITIES	Provides adult mentoring for children	ADULT MENTORING	\$26,383
BOYS & GIRLS CLUBS OF THE IOWA MISSISSIPPI VALLEY	Provides recreation, education, cultural arts and leadership programs	DAVENPORT PROGRAMS	\$28,412
FAMILY RESOURCES	Provides individual and family therapy; counseling; domestic violence advocacy program and shelter; and crisis intervention.	DOMESTIC VIOLENCE	\$32,067
FRIENDLY HOUSE	Provides recreational and educational activities for youth year-round	RECREATION & EDUCATION	\$28,291
HUMILITY OF MARY HOUSING & SHELTER, INC.	Provides shelter, transitional and supportive housing and services	SHELTER & SUPPORTIVE HOUSING	\$23,797
PROJECT RENEWAL	Provides after school program with social, recreational, educational Activities	AFTER SCHOOL PROGRAM	\$30,811
SALVATION ARMY FAMILY SERVICE CENTER	Provides emergency shelter, meal site and case management services. This is the only site for single male head of household with children and intact two parent families with children.	EMERGENCY SHELTER	\$30,239
VERA FRENCH COMM MENTAL HEALTH CTR.	Provides supportive services to Vera French Housing Corp tenants	TENANT SUPPORT SERVICES	\$20,000
PUBLIC SERVICE TOTAL:			\$220,000

Year 44 (July 1, 2018 – June 30, 2019) CDBG Recommendations and HOME funds

Non-Public Service Programs

The amount recommended for Planning & Administration is below the HUD regulatory cap for that category.
No other non-public service programs are capped by HUD.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
PLANNING & ADMINISTRATION			
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)	Coordinates, administers, and monitors CDBG program; prepares reports and plans required by HUD; prepares needs assessments and other planning efforts including historic and environmental studies and coordination with neighborhood groups on planning Activities	CDBG STAFF & OPERATIONS	\$240,000 ¹
ECONOMIC DEVELOPMENT:			
CPED ECONOMIC DEVELOPMENT FUND	Formulation, coordination, and implementation of local economic development strategies	STAFF	\$0 ²
		ECONOMIC DEVELOPMENT FUND	\$75,000
HOUSING:			
CPED HOUSING REHABILITATION/ NEIGHBORHOOD REVITALIZATION FUND	Provides financing for rehabilitation and purchase of housing; elimination of blight; infrastructure in support of housing activities; and accessibility improvements.	STAFF	\$241,245 ³
		CITY REHAB LOANS/ GRANTS/RELOCATION	\$423,755
		HOME STAFF & OPERATIONS	\$36,189
		HOME LOANS / GRANTS	\$325,703
NON PUBLIC SERVICE TOTAL:			\$980,000
HOME TOTAL:			\$361,892

¹\$9,845 in CDBG Program Income for grant administration

² \$65,548 in Economic Development Revolving Loan Fund Program Income for program delivery

³ \$181,013 in Housing Rehabilitation Revolving Loan Fund Program Income for program delivery

City of Davenport

Agenda Group: Public Safety
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: Various

Action / Date
3/21/2018

Subject:

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

Davenport Schools, High School and Intermediate Track Meets, April 3, 5, 12, 16; 3:45 - 6:00 PM, Closure Location: 36th Street between Brady and Davenport Avenue [Ward 5]

Quad City Bicycle Club, Kwik Star Criterium, May 28, 5 AM to 10:00 PM; Closure Location: Mound Street from 11th to 12th Streets; 11th Street from Mound Street to Hillcrest Avenue; Hillcrest Avenue to Fulton Avenue; Fulton Avenue from Hillcrest to Mound Street [Wards 5 & 6]

Recommendation:

Approve the resolution.

Relationship to Goals:

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	3/8/2018 - 10:55 AM

RESOLUTION NO. 2018-

Resolution offered by Alderman Rawson

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

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

Entity: Davenport Schools

Event: High School and Intermediate Track Meets

Date: April 3, 5, 12, 16

Time: 3:45 – 6:00 pm

Closure Location: 36th Street between Brady and Davenport Avenue

Ward: 5

Entity: Quad City Bicycle Club

Event: Kwik Star Criterium

Date: May 28

Time: 5 a.m. to 10:00 p.m.

Closure Location: Mound Street from 11 to 12th Streets; 11th Street from Mound Street to Hillcrest Avenue; Hillcrest Avenue to Fulton Ave; Fulton Avenue from Hillcrest to Mound Street

Ward: 5 & 6

Approved this 28th day of March, 2018.

Approved:

Attest:



Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie E Holecek
Wards:

Action / Date
3/7/2018

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

St Ambrose University, 418 W. Locust; Final Weekend in April, April 27, 7:00 PM to April 28, 12:30 AM and April 28, 8:00 AM to Midnight; Outdoor Music at Roglaski Center, Over 50 dBa [Ward 4]

John F. Kennedy Catholic School, 4400 West Central Park; OLV JF Gala, May 5; Noon to 11:30 PM, Outdoor Music, Over 50 dBa [Ward 4]

Recommendation:
Approve the motion.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	3/8/2018 - 10:55 AM

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Sherry Eastman 326-7795
Wards: Various

Action / Date
PS3/28/2018

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Great River Brewery (Old Capital Brew Works and Public House, LLC) - 322 & 332 E 2nd St. - Outdoor Area - Ownership Update

Ward 5

Aldi, Inc. #15 (Aldi, Inc.) - 1702 Brady St. Midtown Plaza - Premise Update - License Type: C Beer

Ward 8

QC Marts (Bethany Enterprises, Inc.) - 6807 Northwest Blvd. - New License - License Type: C Beer

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

Ward 3

Great River Brewery (Old Capital Brew Works and Public House, LLC) - 322 & 332 E 2nd St. - Outdoor Area - License Type: C Liquor

Recommendation:
Consider the license applications.

Relationship to Goals:
Support local businesses.

Background:
The following applications have been reviewed by the Police, Fire and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/15/2018 - 10:42 AM

Finance Committee
City Clerk

Watson-Arnould, Kathe
Admin, Default

Approved
Approved

3/15/2018 - 10:43 AM
3/15/2018 - 11:21 AM

City of Davenport

Agenda Group: Public Safety
Department: Public Works - Engineering
Contact Info: Gary Statz (563) 326-7754
Wards: 1

Action / Date
PS3/21/2018

Subject:

Motion for approving the petition for a street light at the intersection of Rockingham Road and Ricker Hill Road. [Ward 1]

Recommendation:

Approve the Motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

Per citizen request to a lighting issue, traffic engineering recommends a installing a new street light and pole at the intersection of Rockingham Rd and Ricker Hill Rd.

ATTACHMENTS:

Type	Description
□ Exhibit	PS_MOT_Rockingham at Ricker Hill street light petition

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/14/2018 - 2:12 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 1:40 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:18 AM



City of
Davenport

PETITION FOR
PUBLIC LIGHTING

Date 26 FEB 2018

We, the undersigned residents of the City of Davenport, Iowa,
Request the installation of PUBLIC LIGHTING in/at:

STREET LOCATION ROCKINGHAM ROAD / RICKER HILL INTERSECTION

or

ALLEY LOCATION _____

REASON FOR LIGHT RICKER HILL TURN IS DARK, EASY TO MISS,
UNSAFE

RESIDENT(S) SIGNATURE

ADDRESS

PHONE NUMBER

LULAC CLUB

4224 Ricker Hill Rd

563-468-1944

Please include all residents near the proposed light location.

PETITIONER/CONTACT PERSON

SIGNATURE OF PETITIONER

PRINT NAME

ADDRESS

ZIP CODE

PHONE NUMBER

RANDY ROBERTSON Randy Robertson

113 VALLEY HGTS. RD. BLUE GRASS

52726

563-349-7389

Return completed form to: City of Davenport Public Works Department
Lighting Petition
1200 East 46th Street, Davenport, IA 52807

For Questions, call:
563-326-7754

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Sandy Doran
Wards: 3

Action / Date
PW3/21/2018

Subject:

Resolution approving the plans, specifications, form of contract and estimated cost for the Main Street Sanitary Sewer Improvements Project, CIP #30001. [Ward 3]

Recommendation:

Pass the resolution.

Relationship to Goals:

Sustainable Infrastructure

Background:

This project will replace an existing stone sanitary sewer and will reroute the sanitary sewer from the 1930's interceptor sewer into the newer 78" interceptor (1970's). The estimated cost for this project is \$826,871.04

Project management will be completed by Engineering Division Staff.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Backup Material	Project Area Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/15/2018 - 1:47 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 1:47 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:18 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION plans, specifications, form of contract and estimate of cost for the Main Street Sanitary Sewer Improvements Project, CIP #30001.

WHEREAS, the City of Davenport previously completed I & I investigations as part of the Equalization Basin/Wet Weather Planning work; and

WHEREAS, as a result of the study, recommendations were made for the repair/rehabilitation of the Davenport collection system; and

WHEREAS, the work is to be performed at agreed upon prices; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa; that said Plans, Specifications, Form of Contract and Estimate of Cost for the Federal Street Sewer Improvements Project is hereby approved.

Passed and approved this 28th day of March, 2018.

Approved:

Attest:

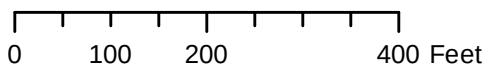
Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



Main & River Sewer Improvement Project

1 inch = 200 feet



Legend

 Project Extent

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: 1, 4, & 7

Action / Date
PW3/21/2018

Subject:

Resolution approving the plans, specifications, form of contract and estimated cost for the 2018 General Street Resurfacing Program, CIP #35026. [Wards 1, 4, & 7]

Recommendation:

Approve the resolution.

Relationship to Goals:

Sustainable Infrastructure

Background:

This program is intended to rehabilitate asphalt streets as part of the citywide pavement maintenance program.

The program is scheduled to be bid yet this spring with construction to start early summer. Funding for the 2018 General Street Resurfacing Program is established within CIP #35026. The current estimate is \$3.6 M.

Locations are:

W. Locust – Division Street to Lincoln Avenue
Telegraph Road – 3rd Street to Clark Street
Marquette – Lombard to Central Park
Marquette – 29th to 38th

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Backup Material	map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/15/2018 - 1:46 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 1:46 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:18 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution approving the plans, specifications, form of contract and estimated cost for the 2018 General Street Resurfacing Program, CIP Project #35026.

WHEREAS, on the 13th day of March, 2018, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the 2018 General Street Resurfacing Program, CIP Project #35026.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said 2018 General Street Resurfacing Program.

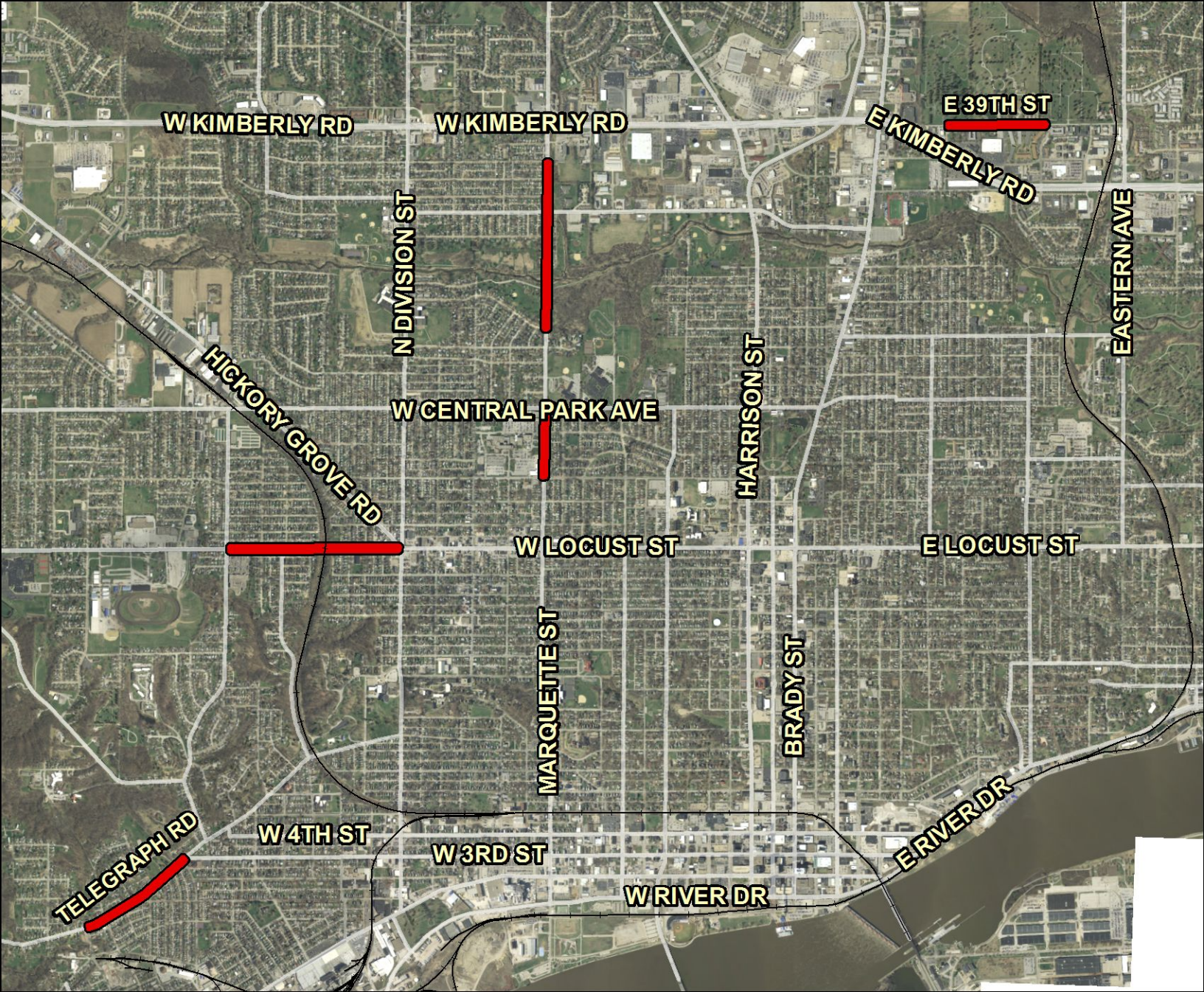
Passed and approved this 28th day of March, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



W KIMBERLY RD

W KIMBERLY RD

E 39TH ST
E KIMBERLY RD

N DIVISION ST

EASTERN AVE

HICKORY GROVE RD

W CENTRAL PARK AVE

HARRISON ST

W LOCUST ST

E LOCUST ST

MARQUETTE ST

BRADY ST

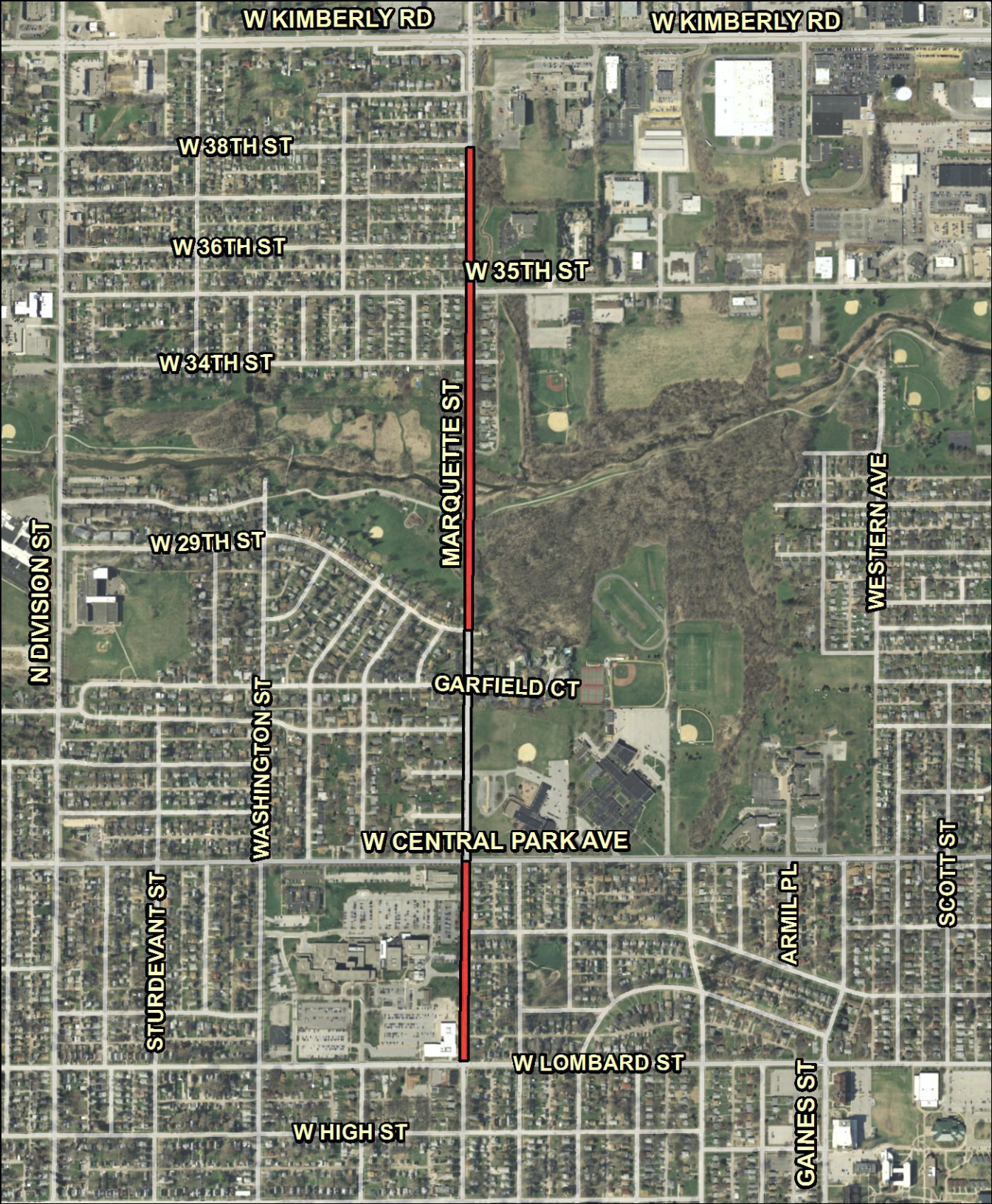
TELEGRAPH RD

W 4TH ST

W 3RD ST

W RIVER DR

E RIVER DR



W KIMBERLY RD

W KIMBERLY RD

W 38TH ST

W 36TH ST

W 35TH ST

W 34TH ST

W 29TH ST

MARQUETTE ST

WESTERN AVE

N DIVISION ST

WASHINGTON ST

GARFIELD CT

W CENTRAL PARK AVE

SCOTT ST

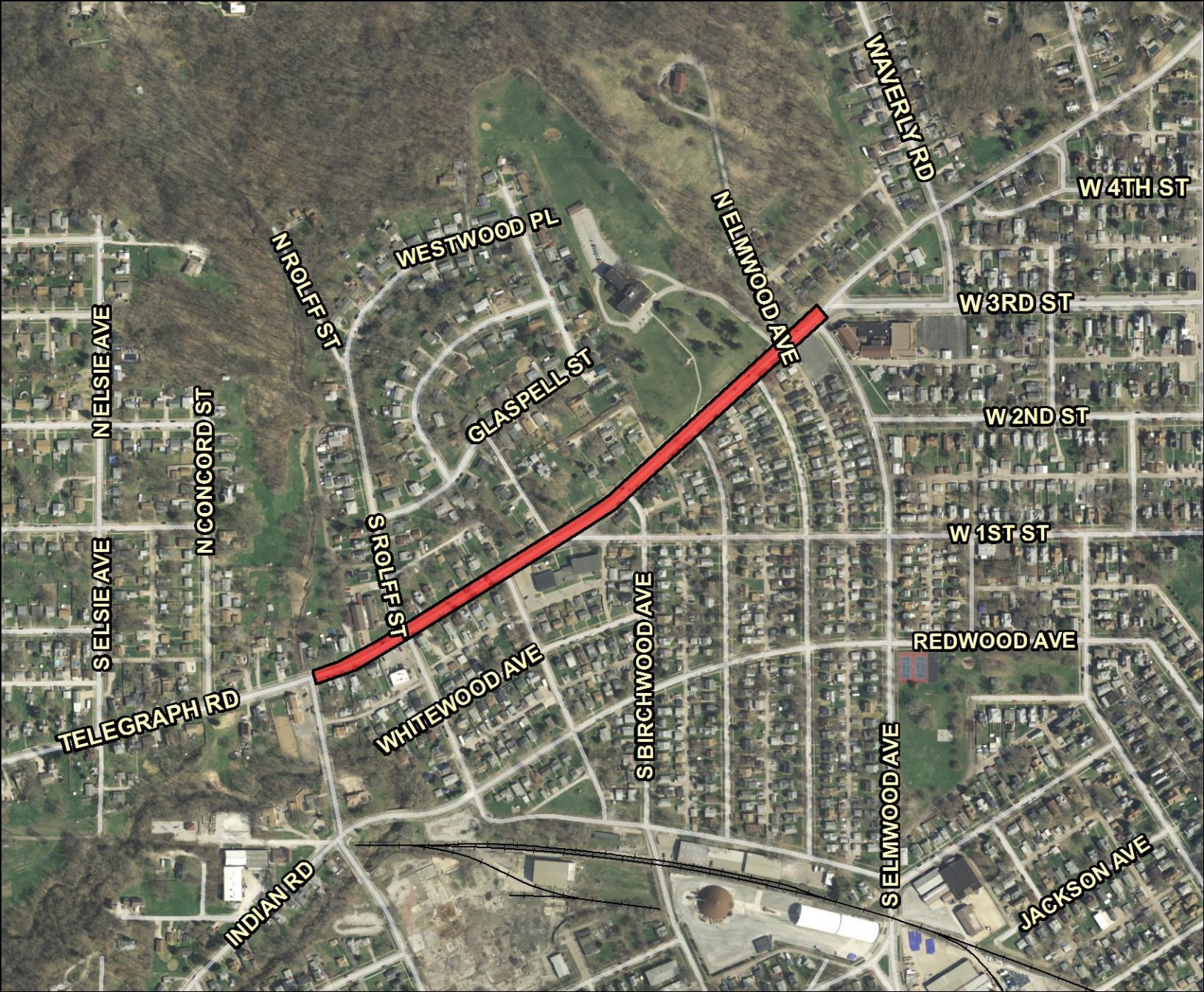
STURDEVANT ST

ARMIL PL

W LOMBARD ST

W HIGH ST

GAINES ST



MAVERLY RD

W 4TH ST

W 3RD ST

W 2ND ST

W 1ST ST

REDWOOD AVE

JACKSON AVE

N ELMWOOD AVE

WESTWOOD PL

GLASPELL ST

S BIRCHWOOD AVE

WHITEWOOD AVE

S ELMWOOD AVE

N ROLFF ST

S ROLFF ST

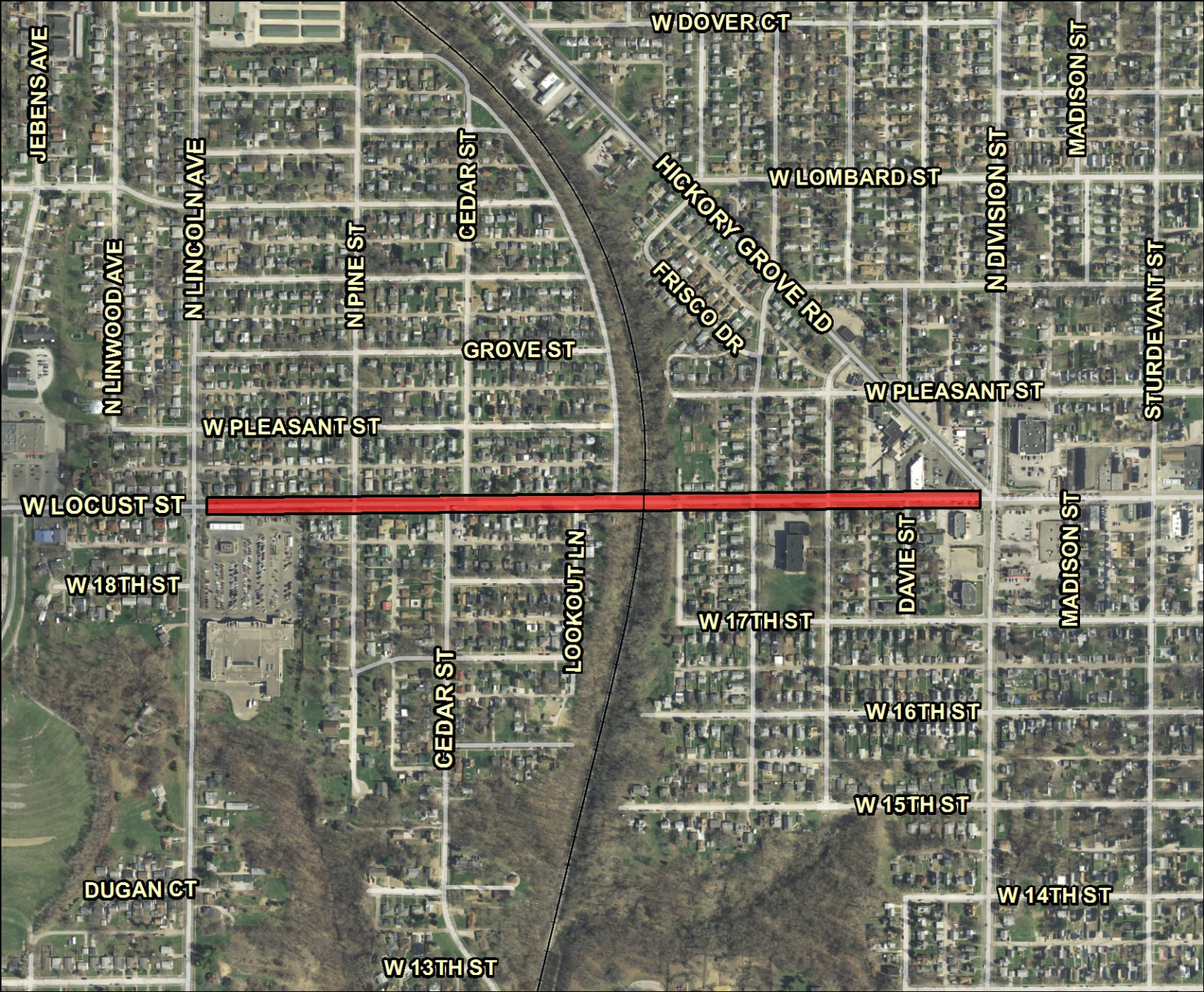
N CONCORD ST

N ELSIE AVE

S ELSIE AVE

TELEGRAPH RD

INDIAN RD



JEBENS AVE

N LINWOOD AVE

N LINCOLN AVE

N PINE ST

CEDAR ST

GROVE ST

W PLEASANT ST

W LOCUST ST

W 18TH ST

DUGAN CT

W 13TH ST

CEDAR ST

LOOKOUT LN

W DOVER CT

W LOMBARD ST

HICKORY GROVE RD

FRISCO DR

W PLEASANT ST

W 17TH ST

W 16TH ST

W 15TH ST

W 14TH ST

DAVIE ST

MADISON ST

N DIVISION ST

MADISON ST

STURDEVANT ST



E 39TH ST

DAVENPORT AVE

E 36TH ST

E 37TH ST

E KIMBERLY RD

E KIMBERLY RD

MISSISSIPPI AVE

EASTERN AVE

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Jen Walker; (563) 326-6168
Wards: 3

Action / Date
PW3/21/2018

Subject:

Resolution approving the plans, specifications, form of contract and estimated cost for the 200 Block of Brady Street Streetscape Improvements Project, CIP #35022. [Ward 3]

Recommendation:

Approve the Resolution.

Relationship to Goals:

Welcoming Neighborhoods

Background:

This project finishes streetscaping on the east side of Brady St. between 2nd St. and 3rd St.

The recently-updated Downtown Davenport Streetscape Improvement Plan design guidelines will be applied, including brick banding, decorative lights, trees, and a bike rack. Sidewalk work was largely completed last year as part of another CIP project.

Per the May 2017 Streetscape Improvement Plan, cost will be shared between the City, property owners, and the Downtown Davenport Partnership.

The current project estimate is \$75,000.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/15/2018 - 1:46 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 1:47 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:19 AM

Resolution No. _____

Resolution offered by Alderman Ambrose:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION to approve the plans, specifications, form of contract and estimated cost for the 200 Block of Brady Street Streetscape Improvements project , CIP Project #35022. The anticipated cost is \$75,000 and will be funded with local option sales tax funds. A portion of the project cost will be reimbursable by property owners and by the Downtown Davenport Partnership.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the 200 Block of Brady Street Streetscape Improvements project;

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 200 Block of Brady Street Streetscape Improvements project.

Passed and approved this 28th day of March, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Brad Guy (563) 327-5105
Wards: All Wards

Action / Date
PW3/21/2018

Subject:

Resolution adopting the Iowa Statewide Urban Design Standards for Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements and the City of Davenport Supplemental Specifications manuals. [All Wards]

Recommendation:

Pass the Resolution

Relationship to Goals:

Sustainable Infrastructure

Background:

This resolution approves the adoption of the current versions of the SUDAS Design Manual, Standard Specifications, and the Davenport Supplemental Specifications as the requirements for designing and constructing public improvements for the City of Davenport.

These standards have been reviewed over the past year by the Public Works Department with input from local engineering, construction and utility agencies.

The adoption of these standards will provide better uniformity of design and construction practices, update requirements based on Iowa laws, and provide a method for the implementation of the latest techniques and materials used in public improvements.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/15/2018 - 1:34 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 1:36 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:18 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting the Iowa Statewide Urban Design Standards for Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements and the City of Davenport Supplemental Specifications manuals.

WHEREAS, it is recommended by the City of Davenport Public Works Department that the City adopt the Iowa Statewide Urban Design Standards of Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements and the City of Davenport Supplemental Specifications manuals, and;

WHEREAS, these design standards and construction specifications will be used to design and construct public improvements within the City, and;

WHEREAS, the Public Works Department will periodically review these standards and specifications and modify as needed under the direction of the City Engineer and the Public Works Director, and;

WHEREAS, the adoption of these standards and specifications shall become effective upon approval of this resolution;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that the most recent published editions of the Iowa Statewide Urban Design Standards for Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements and the City of Davenport Supplemental Specifications manuals are hereby adopted by the City of Davenport, Iowa.

Passed and Approved this 28th day of March, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW3/21/2018

Subject:
Resolution assessing the cost of building board up at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Welcoming Neighborhoods

Background:
The buildings were boarded up at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BOARD UP BUILDING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/14/2018 - 1:38 PM
Public Works Committee	Lechvar, Gina	Approved	3/14/2018 - 1:38 PM
City Clerk	Admin, Default	Approved	3/14/2018 - 3:07 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of boarding up building at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of boarding up building on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Board Up Building Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000024585	RALEY, DAN O	G0021-32	80018245	299.34
000036693	MEIER, HELEN	J0037-24	80018248	72.95
000043161	STAHL, MATTHEW	G0036-07	80018250	208.00
000051209	NICHOLS, TRAVIS R	H0012-10	80018255	337.20
000060742	JOHNSON, TAMARA R	F0017-05	80018263	178.85
000062684	REYES, JOHNATHAN B	F0047-44	80018266	92.95
120139036	MEYER, RICHARD A	H0024-46	80018293	193.90
120188485	CYCLONE DEVELOPMENT	H0052-68	80018296	115.90
120207186	PARKS, SCOTT	F0044-17	80018298	380.85
120207186	PARKS, SCOTT	G0045-16	80018300	396.92
300096263	LUCIER, DANIEL L	J0024-39	80018312	135.90
300122614	KIEFFERT, SHARON A	30853-31	80018316	139.50
300203558	COTTON, JULIE	F0004-38	80018321	107.54
300211187	BLACKHAWK FOUNDRY & MACHINE C	J0037-40A	80018323	132.45
300235442	KELTING, EMILY	D0036-13	80018327	470.23

Number of Accounts to Levy	15	Total Balance Outstanding:	\$3,262.48
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City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW3/21/2018

Subject:

Resolution assessing the cost of brush and debris removal at various lots and tract of real estate.
[All Wards]

Recommendation:

Approve the resolution.

Relationship to Goals:

Welcoming Neighborhoods

Background:

The brush and debris was removed at the following locations and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BRUSH & DEBRIS

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/14/2018 - 1:39 PM
Public Works Committee	Lechvar, Gina	Approved	3/14/2018 - 1:40 PM
City Clerk	Admin, Default	Approved	3/14/2018 - 3:08 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of brush and debris removal at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of brush and debris removal on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Brush and Debris Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300264425	KARR, HEATHER	30740-19A	80018102	66.50
300122811	TROUTWINE, GAIL	A0056-21	80018105	58.25
000075622	IRMA CONSTANTINO	F0024-48	80018136	62.00
300206921	PEREZ, JOSEFINA	G0004-16	80018142	58.00
000076518	SANDRA SCRIBNER	G0013-04	80018144	99.50
000077121	DANIEL WRIGHT	G0020-26	80018146	58.25
300246523	ACKERLAND, NICHOLAS	H0014-13	80018149	76.50
000077480	CALIBER HOME LOANS INC	H0041-13	80018151	74.75
300264227	LIDDELL, KRAIG	K0012-02A	80018162	58.25
300184497	COUSINS, CAROL	O2116D18	80018196	58.25
000060674	FIRM FOUNDATIONS PROPERTIES	G0012-13	80018259	153.25
000064246	MOTTO HOLDINGS	F0024-09	80018268	58.25
300022989	GRIFFITH, CHARLES F	G0012-11	80018306	186.25
300091474	HOMAN, MARK	H0024-11	80018310	125.00
300254039	CHASCO LLC	H0037-04	80018330	66.50
300258874	GRANADO, EMETERIO	F0029-18	80018334	200.50
300264603	BERGTHOLD, KEVIN L	C0020-40	80018355	58.00
000071256	MCCLINTOCK, RICHARD	F0014-09A	80018366	66.50
300263177	MAD VENTURES	H0011-23	80018387	153.25
000036693	MEIER, HELEN	J0037-24	80018400	103.75
300259864	MUILENBURG, CHARLES A	J0052-14	80018403	197.00

Number of Accounts to Levy	21	Total Balance Outstanding:	\$2,038.50
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City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW3/21/2018

Subject:

Resolution assessing the cost of sidewalk replacement at various lots and tracts of real estate. [All Wards]

Recommendation:

Approve the resolution.

Relationship to Goals:

Welcoming Neighborhoods

Background:

The sidewalk was replaced at the following lots and tracts of real estate and was billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - REPLACE SIDEWALK

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/14/2018 - 2:19 PM
Public Works Committee	Lechvar, Gina	Approved	3/14/2018 - 2:19 PM
City Clerk	Admin, Default	Approved	3/14/2018 - 3:08 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of replacing sidewalk at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of replacing sidewalk on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Sidewalk Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000077483	DOPLER, KRIS	K0006-17	01313464	2,478.00
300232444	GREENLEE, TIM	R0416-17	01313469	420.00
300258525	DAVIS, FAHTIMAH-ROSE	O2101C02	01313472	315.00
300107813	KILFOY, TIM	N1701-03I	01313475	1,701.00
300249886	BAHNSEN, KIPP	D0007C11	01313476	950.00
810000467	BURKHART, WAYNE	C0023-04	01313477	945.00
300185904	MCDEVITT, KELLY A	G0006-14	01313486	798.00

Number of Accounts to Levy	7	Total Balance Outstanding:	\$7,607.00
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City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Eric Gravert (563) 327-5125
Wards: All

Action / Date
PW4/4/2018

Subject:
Resolution approving the specifications, form of contract, and estimated cost for the FY2019 Sidewalk Contract, CIP #28020. [All Wards]

Recommendation:
Pass the resolution.

Relationship to Goals:
Sustainable Infrastructure

Background:
The Sidewalk Program will be used to construct new and repair existing sidewalk. Locations are based on citizens that have elected to utilize the 50/50 cost share program, Cartegraph requests, and areas where City tree roots have caused problems.

This project is being bid as an Indefinite Quantity, Indefinite Delivery Order Contract. The lowest bidder will be offered an annual contract with the City with an option for a one year contract extension, subject to approved funding. No work will begin prior to July 1 of the fiscal year for which funding has been allocated.

The contract will be for \$300,000 budgeted in CIP #28020.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/15/2018 - 2:14 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 2:14 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:19 AM

Resolution No. _____

Resolution offered by Alderman Ambrose.

Resolved by the City Council of the City of Davenport.

Resolution approving the specifications, form of contract, and estimated cost covering the FY2019 Sidewalk Contract, CIP #28020.

Whereas, specifications, form of contract and an estimated cost were filed with the City Clerk of Davenport, Iowa, for the FY2019 Sidewalk Contract within the City of Davenport, Iowa; and

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

Now, therefore, be it resolved by the City Council of the City of Davenport, Iowa:

That said specifications, form of contract, and estimated cost are hereby approved as the plans, specifications, form of contract and estimate of cost for said FY2019 Sidewalk Contract.

Passed and approved this 11th day of April, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Rich Oswald 326-6115
Wards: All

Action / Date
PW3/21/2018

Subject:

Motion awarding the contract for the Nuisance Mowing 2018 to L & L Lawn and Maintenance, LLC of Davenport, IA. [All Wards]

Recommendation:

Approve the Motion.

Relationship to Goals:

Fiscal Vitality

Background:

On February 23, 2018, the Purchasing Division issued an Invitation to Bid to qualified mowing contractors pro provide mowing services for non-City Owned Nuisance properties. On March 13, 2018, five responsive and responsible bids were opened and read. See attached bid tab.

This contract is for the mowing of Nuisance Properties that have grass/weeds higher than 9 inches, and the city has received a complaint. During the 2017 mowing season, approximately 1200 mows were performed. This is an average of 50 per week. Approximately \$72,000 was spent during the 2017 season.

L & L Lawn and Maintenance has successfully performed the Nuisance Mowing in the past and is able to handle this work load. The past two years we were paying \$75 per mow on lots under 1 acre. L & L Lawn Maintenance's bid was for \$61.40 per mow on lots under 1 acre. This is approximately at 18% savings per mow.

Funding for this service is from the General Operations account 50102200 520217 MOW. This annual operational budget has an available balance of \$77,961.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Bid Tab - Nuisance Mowing 2018

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/15/2018 - 1:17 PM
Public Works Committee	Lechvar, Gina	Approved	3/15/2018 - 1:18 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:18 AM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: NUISANCE MOWING CONTRACT 2018

RFP NUMBER: 18-78

OPENING DATE: MARCH 13, 2018

GL ACCOUNT NUMBER: 50102200 520217

RECOMMENDATION: AWARD THE CONTRACT TO L & L LAWN
MAINTENANCE LLC OF DAVENPORT

<u>VENDOR NAME</u>	<u>PRICE PER MOWING LOTS UNDER 1 ACRE</u>
--------------------	---

L & L Lawn Maintenance LLC of Davenport	\$61.40
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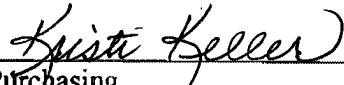
Delfs Landscape and Irrigation of Blue Grass	\$72.00
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Lohman Earth Works of Davenport	\$74.75
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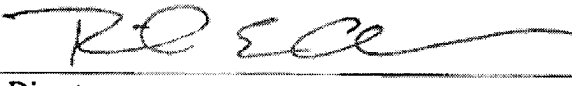
Lawnscapers of Davenport	\$95.00
--------------------------	---------

Smith Seeding Inc. of Eldridge	\$135.00
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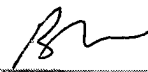
Approved By


Purchasing

Approved By


Director

Approved By


Budget/CIP

Approved By


Finance Director

Agenda Group:
Department: Administration
Contact Info: Mallory Merritt (563) 326-7792
Wards: All

Subject:
Resolution Adopting the City Administrator's CY 2018 and CY 2019 Workplan.

Recommendation:
Adopt the resolution.

Relationship to Goals:
High-Performing Government

Background:
In February 2017, the first full calendar year staff workplan was reviewed with the City Council. The workplan outlined key strategic projects that aligned directly with operational pillars. During 2017, staff provided progress updates on all projects included in the workplan, next steps, and continued to clarify completion dates. Council ceased, and updates transitioned to the City's new website.

As part of the FY 2019 Budget process, the City Administrator shared the proposed two-year work plan for both CY 2018 and CY 2019. The workplan includes a Council's goals and operational pillars, and the reporting process will continue as introduced and implemented during 2017. Quarterly progress and status updates to the public through the City's website.

To access document
[http://www.cityofdavenportiowa.com/UserFiles/Servers/Server_6481372/File/Departments/Finance/Budget/FY2019/Budget%20Wrap%20Up%20and%20City%](http://www.cityofdavenportiowa.com/UserFiles/Servers/Server_6481372/File/Departments/Finance/Budget/FY2019/Budget%20Wrap%20Up%20and%20City%20FY2019%20Workplan.pdf)

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Merritt, Mallory	Approved	3/16/2018

Resolution No. _____

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting the City Administrator's CY 2018 and CY 2019 workplan;

WHEREAS, the City Council has established six key operational pillars including well-protected community, fiscal vitality, welcoming neighborhoods, high-performing government, sustainable infrastructure, and vibrant region; and

WHEREAS, the City Council has identified its key goals and priority areas including crime reduction and juvenile support services, commercial corridor revitalization studies, urban revitalization, improve infrastructure, Main Street Landing, and development of a long-term community funding plan for the Figge and Putnam;

WHEREAS, the CY 2018 and CY 2019 workplan focuses on continued development and strategic implementation of the City Council's priority areas while also furthering projects centered on the operational pillar focus areas;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the aforementioned City Administrator's CY 2018 and CY 2019 workplan is adopted.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
FIN3/21/2018

Subject:
Resolution approving six Open Prairie Tax Exemptions. [All Wards]

Recommendation:
Adopt the resolution.

Background:
Brian Ritter, Shirley Perry, Genesis Systems Group LTD, John Carrillo, Lillian Voss/Burton Voss Trust, and David Bierl have applied for an exemption from local property taxes for certain properties. This exemption is applied for annually (see attached). As provided by Iowa Law (Slough Bill), land committed to certain open space uses may be exempted from local real estate taxes with approval of the Board of Supervisors. In Scott County, the practice is to refer such requests to the City Council when the property is within the corporate limits of a municipality.

Attached is a description of each property and its reported value.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Open Prairie Tax Exemption Resolution
▢ Backup Material	Open Prairie Tax Exemption Information

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/13/2018 - 4:21 PM
Finance Committee	Watson-Arnould, Kathe	Approved	3/13/2018 - 4:21 PM
City Clerk	Admin, Default	Approved	3/14/2018 - 10:34 AM

Resolution No. _____

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving six Open Prairie Tax exemptions.

WHEREAS, the Scott County Board of Supervisors has implemented the "Slough Bill" which provides for the exemption from local real estate taxes of real estate committed to certain uses, including wetlands, forest cover, and open prairies; and

WHEREAS, the County has received applications for exemption for the following properties, with the owner and use also noted:

the three and eight-tenths acres of property legally described as Sec 5 T77N R3E, Scott County, owned by Brian Ritter, Forest Cover;

the five acres of property legally described as SW $\frac{1}{4}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ Sec 33, Lincoln Twp T79N R4E, Scott County, owned by Shirley Perry, Open Prairie;

the seven acres of property legally described as NW $\frac{1}{4}$ Sec 35 Sheridan Twp T79N R3E, Scott County, owned by Genesis Systems Group, Open Prairie;

the six and six-tenths acres of property legally described as T78N R3E Sec 31 Davenport Twp, Scott County, owned by John Carrillo, Open Prairie;

the fifty-eight and six hundred seventy-six one-thousandths acres of property legally described Parcels #31807-01; #31717-06A; #31717-01; #31703-13; #31703-14; #30851-20; #31719-21; #31719-20; #31719-19; and #31703-15A, Scott County, owned by Lillian Voss/Burton Voss Trust, Forest Cover;

the seven and ninety-five one-hundredths acres of property legally described as Westfield Addition Outlot A, Parcel ID S3021-OLA, owned by David Bierl, Open Prairie/Forest Cover;

WHEREAS, the land lies within the corporate boundaries of the City of Davenport; and

WHEREAS, the matter came before the Davenport City Council for its review;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City supports the exemption of the above-described land from local real estate taxes.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

OFFICE OF THE COUNTY ADMINISTRATOR
600 West Fourth Street
Davenport, Iowa 52801-1030



Ph: (563) 326-8702 Fax: (563) 328-3285
www.scottcountyiowa.com

March 07, 2018

Kathe Watson
Administrative Assistant
Finance Department
226 West 4th Street
Davenport, Iowa 52801

Dear Kathe:

The Board of Supervisors approved the implementation of the Slough Bill on March 29, 1990. The Slough Bill provisions allow exemptions for wetlands, recreational lakes, forest cover, forest reservations, rivers and streams, river and stream banks, wildlife habitat, native prairies and open prairies.

The resolution states that the Board will not consider exemptions for otherwise qualifying real property when it is located within the corporate limits of any municipality until the city council of that municipality first gives approval to the exemption request. Below is a list of exemptions the Davenport City Assessor received:

<u>Name</u>	<u>Acres</u>	<u>Tax Exemption</u>	<u>Amount</u>
Brian Ritter	3.8	Forest Cover	\$36,470
Shirley Perry	5.0	Open Prairie	\$6850
Genesis Systems Group LTD	7.0	Open Prairie	\$116,500
John Carillo	6.6	Open Prairie	\$8270
Lillian Voss	58.676	Forest Cover	\$63,640
David R. Bierl	2.3	Open Prairie	
David R. Bierl	5.65	Forest Cover	\$3980

The exemption requests are enclosed for your city council's review and consideration.

Please notify me as soon as possible once the Davenport City Council has taken action on these exemption requests. Contact Nick VanCamp, Davenport City Assessor, should additional information be needed. Thank you for your attention to this matter.

Sincerely,

Renee Luze-Johnson
Administrative Assistant

cc: Nick VanCamp, City Assessor
Property Owners

DAVENPORT CITY ASSESSOR'S OFFICE

SCOTT COUNTY ADMINISTRATIVE CENTER

March 9, 2018

Scott County Board of Supervisors
Scott County Administrative Center
600 West 4th Street
Davenport, Iowa 52801

The Davenport City Assessor's Office has received six applications for Open Prairie/Forest Cover Property Tax Exemption for 2018.

These applications were certified by the Chairman of the County Soil Conservation District that the properties are eligible for exemption. The properties that meet the qualifications are described as follows:

- 1) Brian Ritter – **3.8 acres** – Residential – 20519-03 - **\$36,470** – Forest Cover
- 2) Shirley Perry -**5 acres** - Agricultural – Y3337-04A - **\$6,850** – Open Prairie
- 3) Genesis Systems Group LTD – **7 acres** - Industrial – X3501-01 - **\$116,500** - Open Prairie
- 4) John Carrillo – **6.6 acres** – Agricultural – S3123-03A - **\$8,270** - Open Prairie
- 5) Lillian Voss – **58.676 acres** – **\$63,640** – Forest Cover

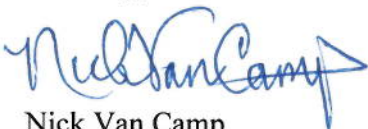
Agricultural – 31807-01, 31717-06A, 31717-01, 31703-14, 30851-20, 31719-21, 31719-20,
31719-19, 31703-15A

Residential – 31703-13

- 6) David P. Bierl – **7.95** total acres – 2.3 acres Open Prairie & 5.65 acres Forest Cover – Residential
– S3021-OLA - **\$3,980**

It is recommended that the above referenced applications be approved by the Scott County Board of Supervisors for 2018 and the property owners be notified of the board's decision.

Sincerely,



Nick Van Camp
Davenport City Assessor

Encl: Open Prairie/Forest Cover Application List

Open Prairie & Forest Cover

Note: Forest Cover does not deduct an acre for abandoned buildings like forest reservation does.

Owner	Parcel #	Rt #	Class	Acres	Exempt Amt	Notes	
1 Ritter, Brian	20519-03	207004	Res	3.8	\$ 36,470	Forest Cover	
2 Perry, Shirley	Y3337-04A	Y03009	Ag	5	\$ 6,850	Open Prairie	
3 Genesis Systems Group LTD	X3501-01	X01036	Ind	7	\$ 116,500	Open Prairie	
4 Carillo, John	S3123-03A	S17014	Ag	6.6	\$ 8,270	Open Prairie	
5 Voss, Lillian	31807-01	304009	Ag	10.74	\$ 14,650	Forest Cover	all exempt
	31717-06A	304012	Ag	0.63	\$ 790	Forest Cover	New 2017 all exempt
	31717-01	304013	Ag	13.22	\$ 17,420	Forest Cover	New 2017 3 Dwellings
	31703-13	304015	Res	1	\$ 1,400	Forest Cover	\$100 House & .252 acres not ex
	31703-14	304017	Ag	6.53	\$ 8,700	Forest Cover	\$90 House All Land Exempt
	30851-20	304019	Ag	5.62	\$ 6,120	Forest Cover	New 2017 all exempt
	31719-21	308038	Ag	0.32	\$ 500	Forest Cover	New 2017 all exempt
	31719-20	308039	Ag	2.7	\$ 4,130	Forest Cover	New 2017 all exempt
	31719-19	308040	Ag	0.356	\$ 500	Forest Cover	New 2017 all exempt
	31703-15A	304018	Ag	17.56	\$ 9,430	Forest Cover	New 2017 add 2.7 in Forest Reserve
				58.676	\$ 63,640	Total	
6 Bierl, David P	S3021-OLA	S21030	Res	2.3	\$ 1,150	Open Prairie	
				5.65	\$ 2,830	Forest Cover	
				7.95	\$ 3,980	Total	
				89.026	\$ 235,710		
ag	\$ 77,360	69.28		\$132,770	Open Prairie	\$ 102,940	Forest Cover
res	\$ 41,850	12.75		20.9		68.13	
Ind	\$ 116,500	7					
	\$ 235,710	89.026					
Voss, Lillian (died) & Michael (son) also have Forest Reservation							
	pn	acres	value				
	31701-01	25	\$28,170				
	31703-15A	2.7	\$ 4,480				
Ag Open Praire	\$ 15,120	11.6			Ag Forest Cover	\$ 62,240	57.676
Ind Open Praire	\$ 116,500	7					
Res Open Praire	\$ 1,150	2.3			Res Forest Cover	\$ 40,700	10.45
	\$ 132,770	20.9				\$ 102,940	68.13

Kuehl, Robert A & Elaine M

Y0423-15

Y07017 Ag

2.75 \$

3,770 Open Prairie

Did not file for 2018



36,470

Res

20519-03
207004

FC

Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information

PLEASE PRINT

Name: Brian Ritter

Phone Number: 563-529-0110 eMail: britter77@gmail.com

MC
BZ
2/26/18
MC

County Scott

3.8 Number of Acres

I Brian Ritter swear or affirm that I am the owner of the following legally described property:
sec 5 T77N R3E, Scott County Iowa.

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as Forest Cover
(list type of property)

I have attached or previously filed:

- ☒ an aerial photo of the property
☐ if property is a gully area susceptible to severe erosion -
an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only if** the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

Brian Ritter

Applicant's Signature

12/8/17

Date

4622 Rockingham Rd, Davenport

Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed:

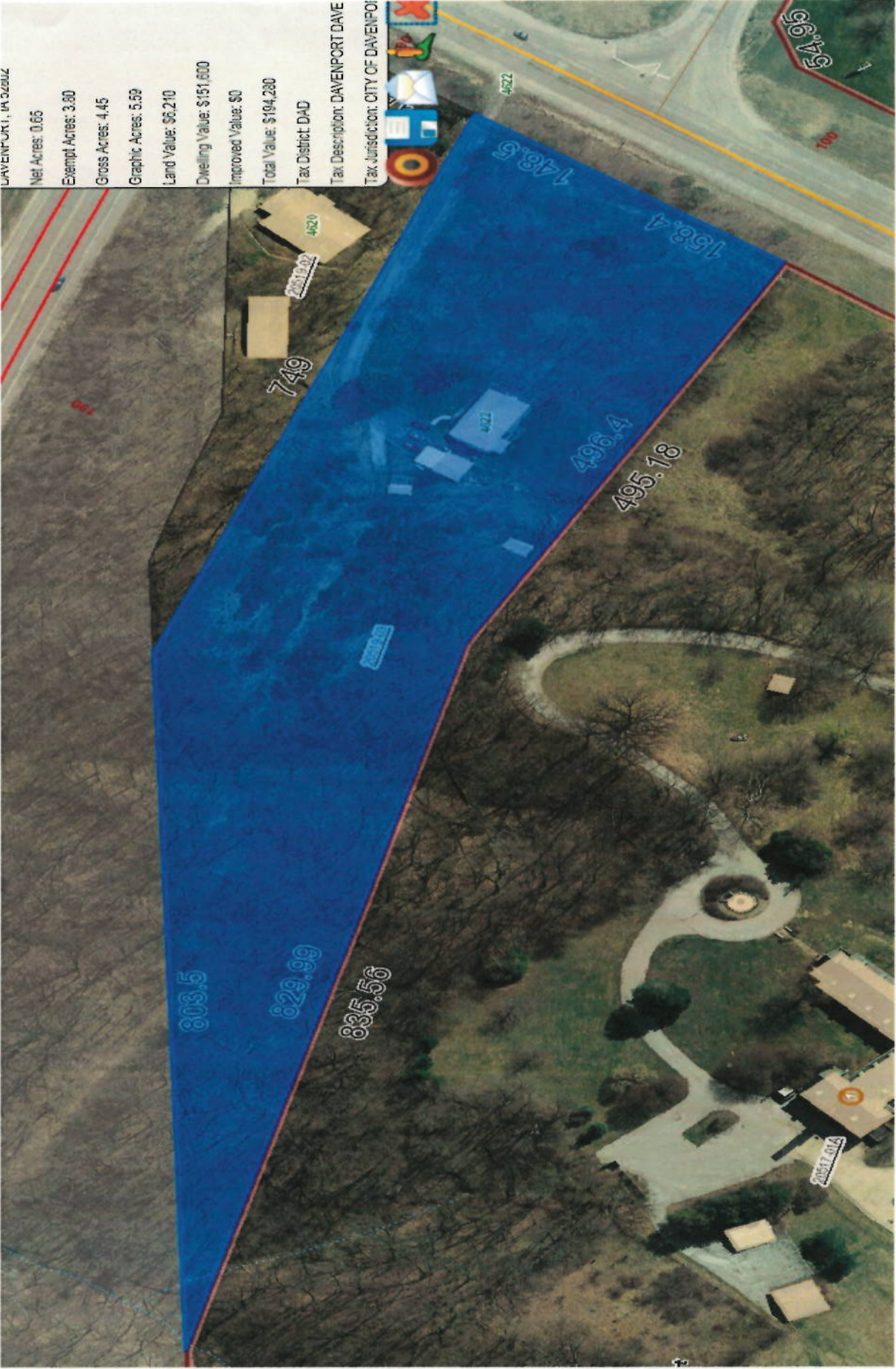
Kathy Hennings

Chairman, Scott County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.

This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors



20519-02



#6850

Y3337-04A
Y03009

Ag/OP

Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information

PLEASE PRINT

Name: Shirley Perry

Phone Number: 563-359-5256

eMail: _____

BL
2/26/18
MK

County Scott

5.0 Number of Acres

I Shirley Perry swear or affirm that I am the owner of the following legally described property:

SW 1/4 N 1/2 SE 1/4 Sec 33, Lincoln Twp T79N R4E, Scott County

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as OPEN PRAIRIE

(list type of property)

I have attached or previously filed:

☒ an aerial photo of the property

☐ if property is a gully area susceptible to severe erosion -

an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only if** the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

Shirley Perry
Applicant's Signature

12-14-17

Date

20739 210th St Bettendorf 52722

Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed:

Edith Perry

Chairman,

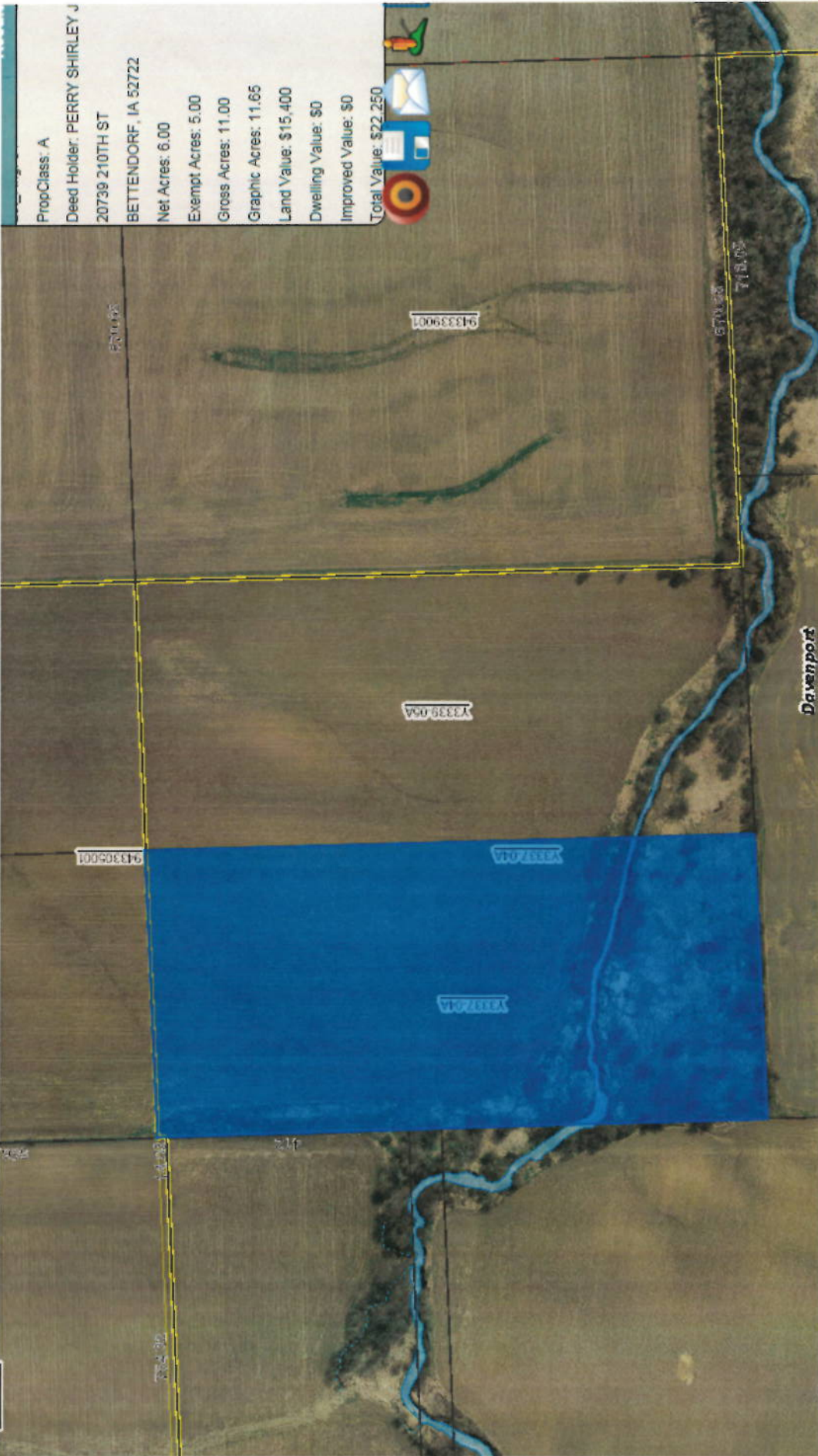
SCOTT

County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.

This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors



Y3337-04A



116,500

Ind

X 3501-01
X 61036

OP

Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information

PLEASE PRINT

Name: GENESIS SYSTEMS GROUP

Phone Number: 563-285-9208

eMail:

B- 2/24/18
MLC

County SCOTT

7.0

Number of Acres

I Genesis Systems Group swear or affirm that I am the owner of the following legally described property:

NW 1/4 Sec 35 Sheridan Twp, T79N R3E Scott County

PARCEL X3501-01

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as OPEN PRAIRIE

(list type of property)

have attached or previously filed:

☒ an aerial photo of the property

☐ if property is a gully area susceptible to severe erosion -

an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only** if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

[Signature]
Applicant's Signature

7/7/17
Date

8900 HARRISON ST, DAVENPORT IA 52806

Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Richard Golin

Chairman, SCOTT County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.

This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors

Parcel X3501-01





\$ 8,270

Ag 53123-03A
S17014

1/24 called OP
City of Dav

Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information

PLEASE PRINT

Name: John Carrillo

Phone Number: 563-940-7042

eMail:

BZ
2/26/18
mc

County Scott

6.6 Number of Acres

I John Carrillo swear or affirm that I am the owner of the following legally described property:
T78N R3E Sec 31 Davenport Twp, Scott County

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as OPEN PRAIRIE

(list type of property)

I have attached or previously filed:

☒ an aerial photo of the property

☐ if property is a gully area susceptible to severe erosion -

an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only if** the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

John Carrillo
Applicant's Signature

1/25/18
Date

5505 Telegraph Rd Davenport 52804
Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Richard Solinghaus

Chairman, SCOTT County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.

This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors



#14,650

all EXempt

Ag

31807-01
304007

FC

Application for Property Tax Exemption**For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies**

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please PrintName: Michael Voss

Phone: (563) 210-0331

eMail: _____

County of: ScottNumber of Acres: 10.74| Burton Voss Trust

swear or affirm that I am the owner of the following

legally described property: parcel #31807-01

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property:



If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners:



Applicant Signature: _____

Date: 11/6/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Kathy HenningDate: 2/7/18Chairman, Scott

County Soil Conservation District

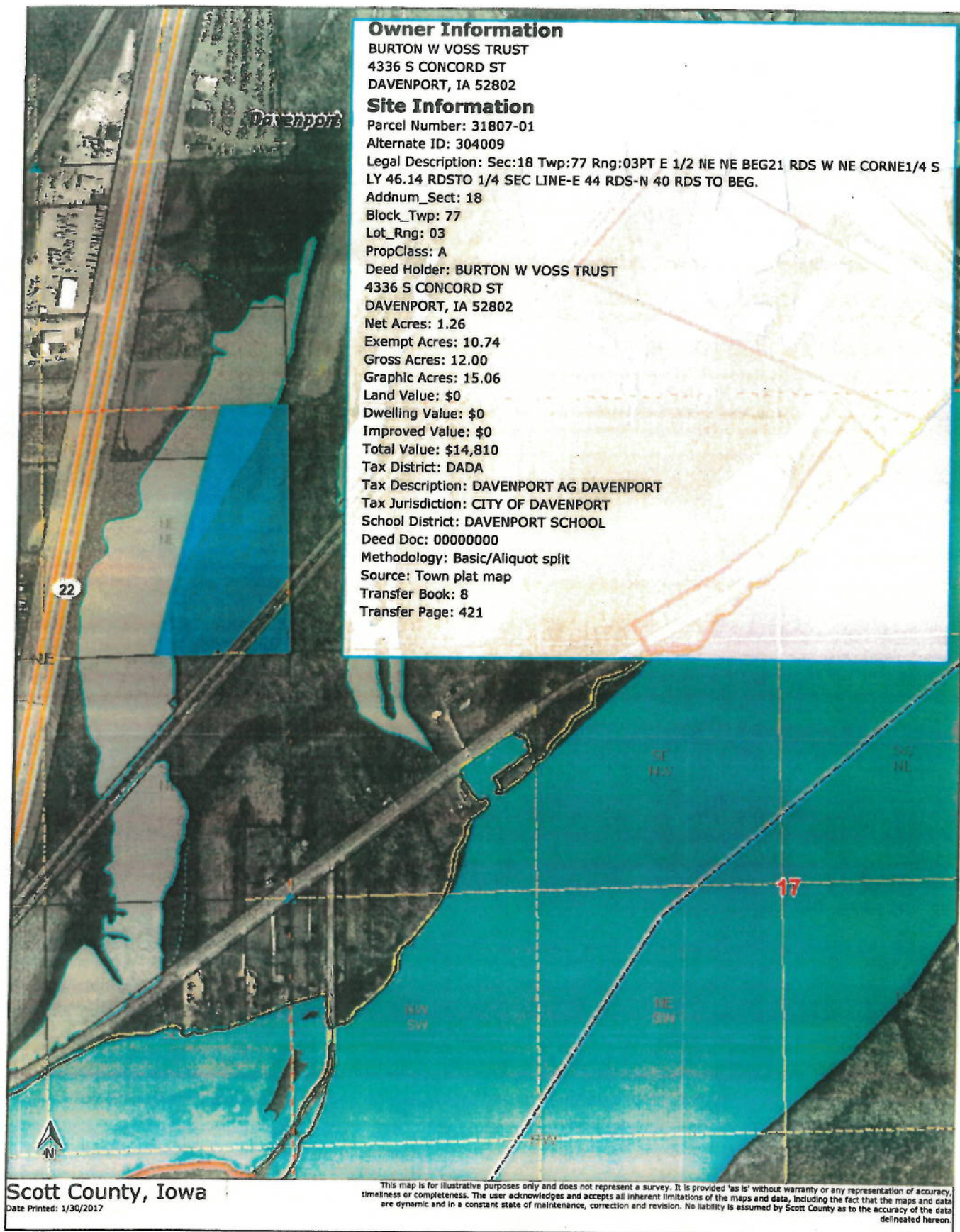
This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____

Date: _____

Chairman, _____

County Board of Supervisors





9790

Ag

31717-06A
304012

FC

AILEX

Application for Property Tax Exemption

For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please PrintName: Michael VossPhone: (563) 210-0331 eMail: _____County of: ScottNumber of Acres: 0.63 ✓

I Burton Voss Trust swear or affirm that I am the owner of the following
legally described property: parcel #31717-06A

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: ☐

Applicant Signature: _____ Date: 11/6/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

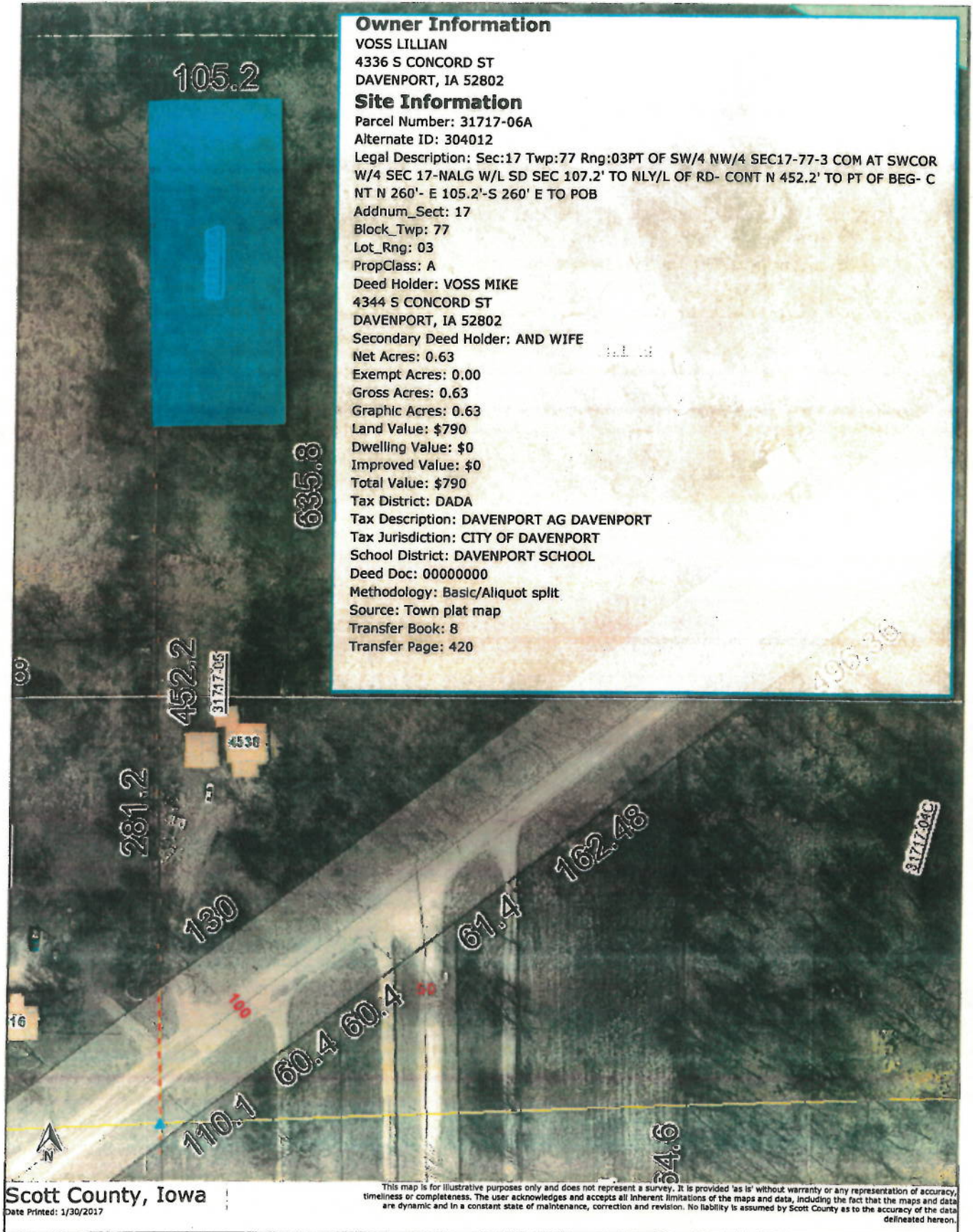
I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Talitha Henning Date: 2/7/18Chairman, SCOTT County Soil Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors





\$17,420

A2

31717-01
304013

FC

Application for Property Tax Exemption

For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please Print

Name: Michael Voss

Phone: (563) 210-0331 eMail: _____

County of: Scott

Number of Acres: 13.22 ✓

I Burton Voss Trust swear or affirm that I am the owner of the following
legally described property: parcel #31717-01

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: ☐

Applicant Signature: _____ Date: 11/6/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Kathy Hennig Date: 2/7/18

Chairman, Scott County Soil Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors





\$1,400

Roz

31703-13
384015

Application for Property Tax Exemption

For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please Print

Name: Michael Voss

Phone: (563) 210-0331 eMail: _____

County of: Scott

Number of Acres: 1.00 ✓

I Burton Voss Trust swear or affirm that I am the owner of the following
legally described property: parcel #31703-13

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: ☐

Applicant Signature: _____ Date: 11/6/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

I hereby certify that the property described above is eligible to receive the exemption claimed.

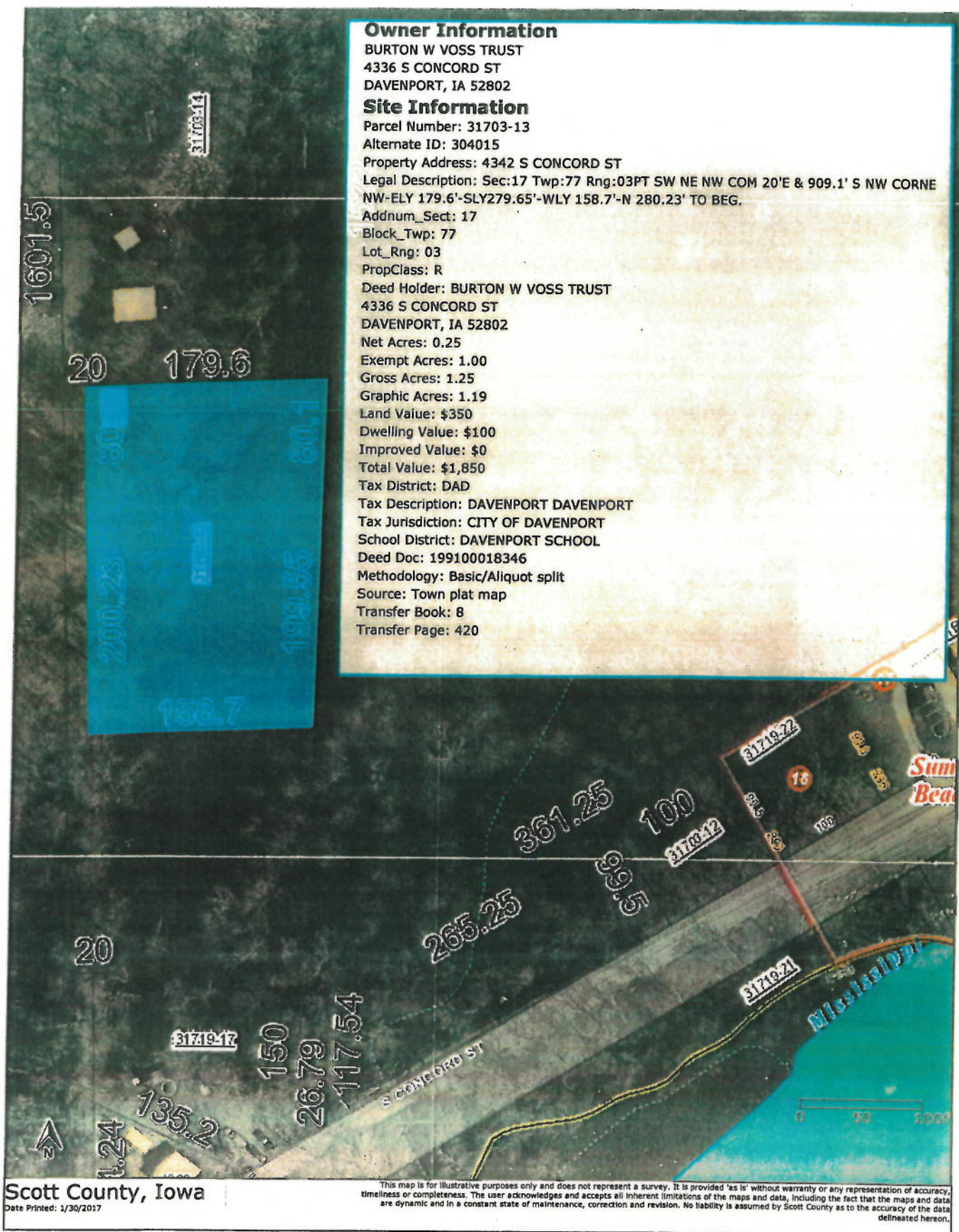
Signed: Rachyl Hennery Date: 2/7/18

Chairman, Scott County Soil Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors





8700

Ag

31703-14
304017

FC

Application for Property Tax Exemption

For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please Print

Name: Michael Voss

Phone: (563) 210-0331

eMail: _____

County of: Scott

Number of Acres: 6.53 ✓

I Burton Voss Trust

swear or affirm that I am the owner of the following

legally described property: parcel #31703-14

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: ☐

Applicant Signature: _____

Date: 11/6/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Kathy Hennig

Date: 2/7/18

Chairman, SCOTT

County Soil Conservation District

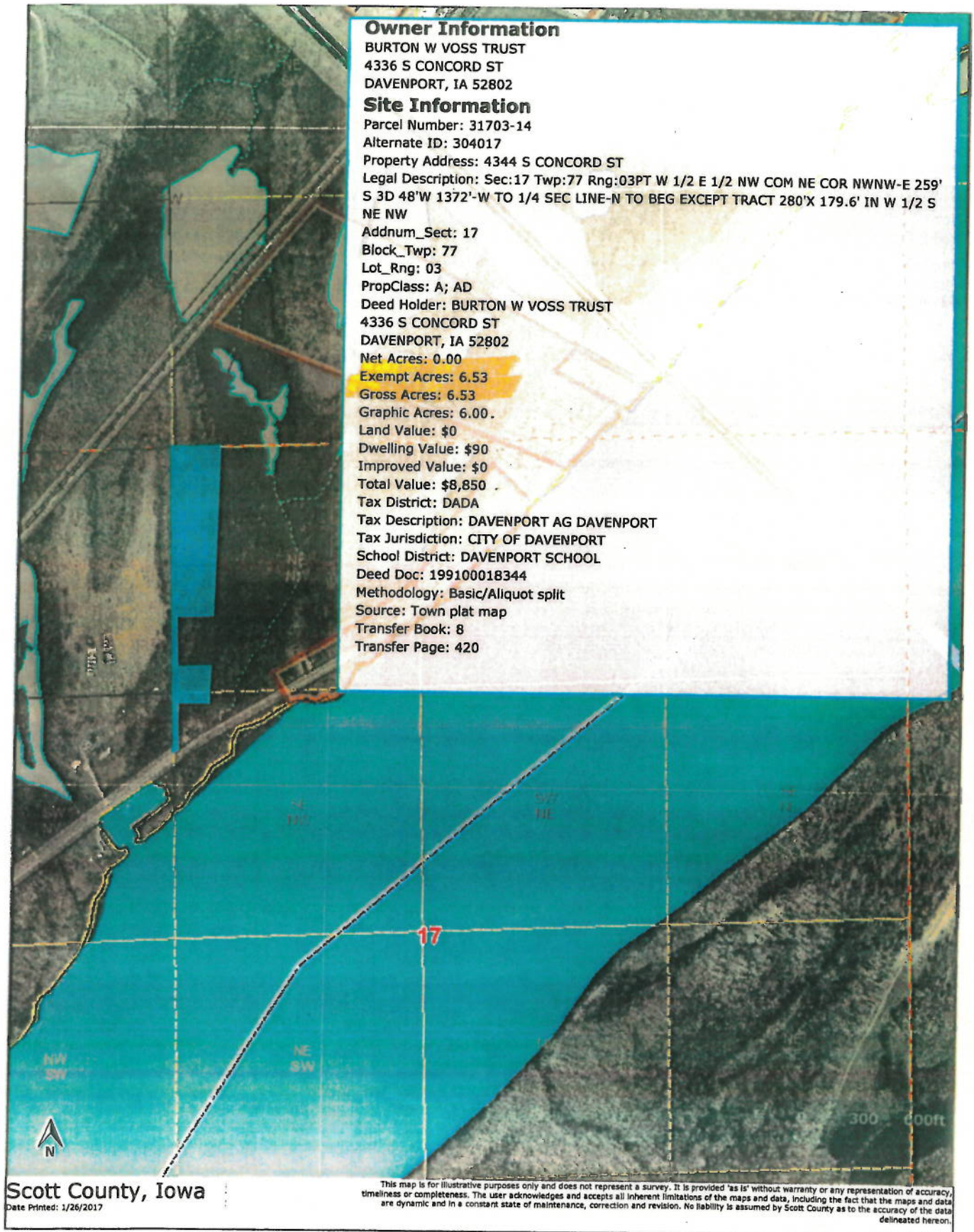
This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____

Date: _____

Chairman, _____

County Board of Supervisors





6/20

ALL EX

Ag

30851-20
364019

FC

Application for Property Tax Exemption

For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please Print

Name: Michael Voss

Phone: (563) 210-0331

eMail: _____

County of: Scott

Number of Acres: 5.62

I Burton Voss Trust

swear or affirm that I am the owner of the following

legally described property: parcel #30851-20

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: ☐

Applicant Signature: _____

Date: 11/6/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Ralph Hennig

Date: 2/7/18

Chairman, Scott

County Soil Conservation District

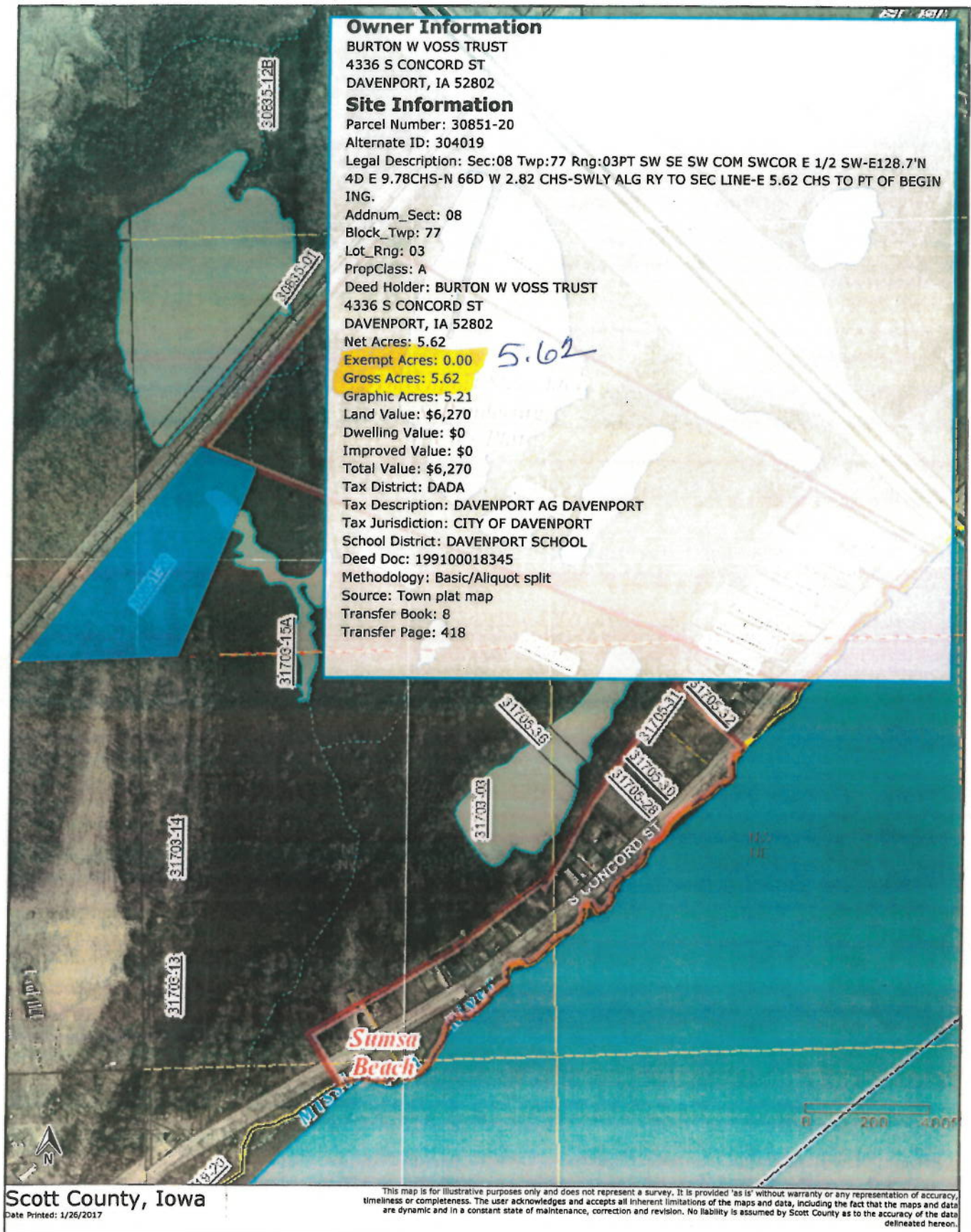
This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____

Date: _____

Chairman, _____

County Board of Supervisors





A 500

Value changed to 500

Res AG

31719-21
308038

FC

Application for Property Tax Exemption

For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please Print

Name: Michael Voss

Phone: (563) 210-0331 eMail: _____

County of: Scott

Number of Acres: 0.32

I Burton Voss Trust swear or affirm that I am the owner of the following

legally described property: parcel #31719-21

BL
OK
value change

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners:

☐

Applicant Signature: _____ Date: 11/16/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

I hereby certify that the property described above is eligible to receive the exemption claimed.

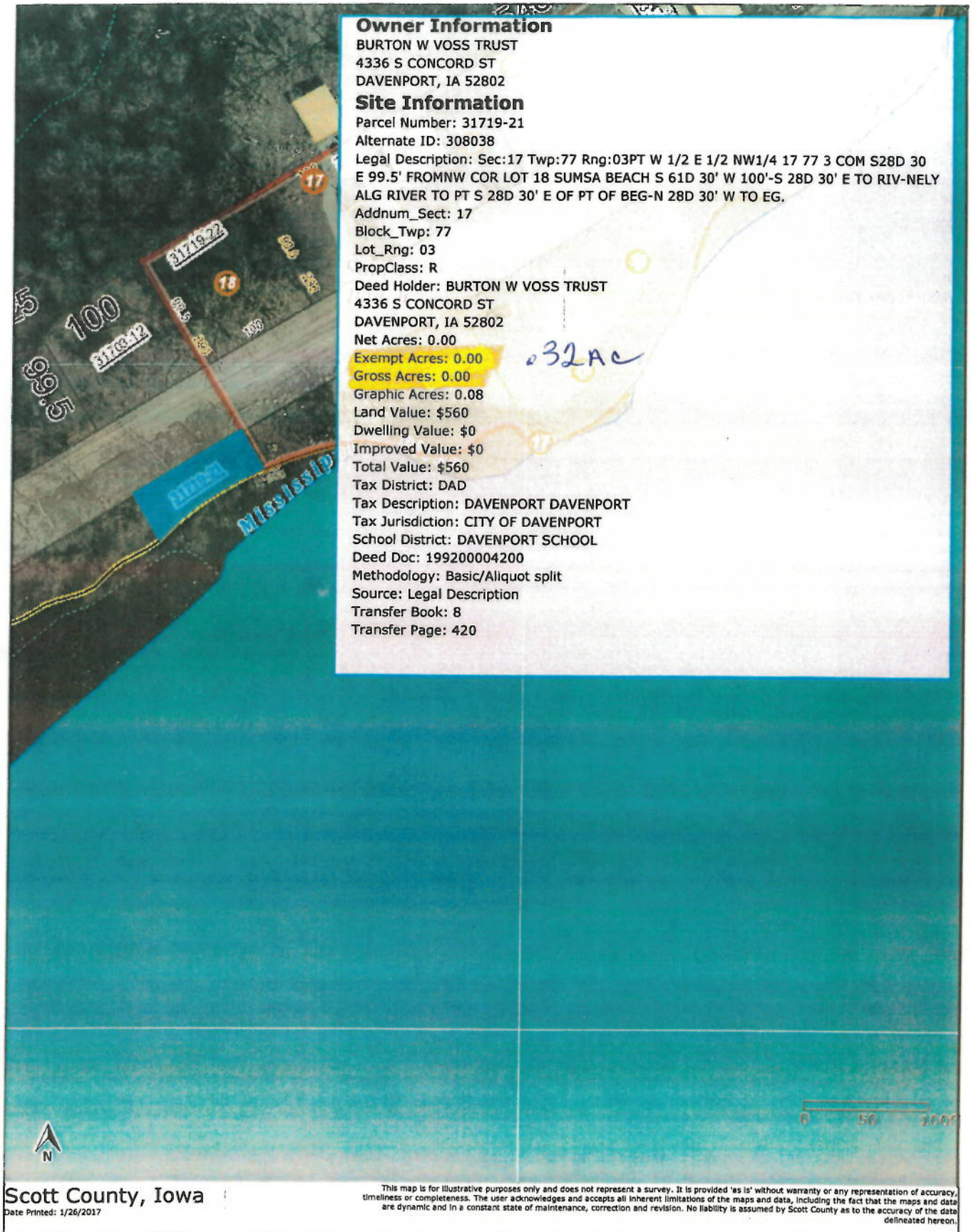
Signed: Kathy Hennig Date: 2/7/18

Chairman, Scott County Soil Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors





4130

Value change

4130 to 4130

AG

AN EX

31719-20

308039

FC

Application for Property Tax Exemption

For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please Print

Name: Michael Voss

Phone: (563) 210-0331 eMail: _____

County of: Scott

Number of Acres: 2.70

I Burton Voss Trust swear or affirm that I am the owner of the following legally described property: parcel #31719-20

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: ☐

Applicant Signature: _____ Date: 11/6/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

I hereby certify that the property described above is eligible to receive the exemption claimed.

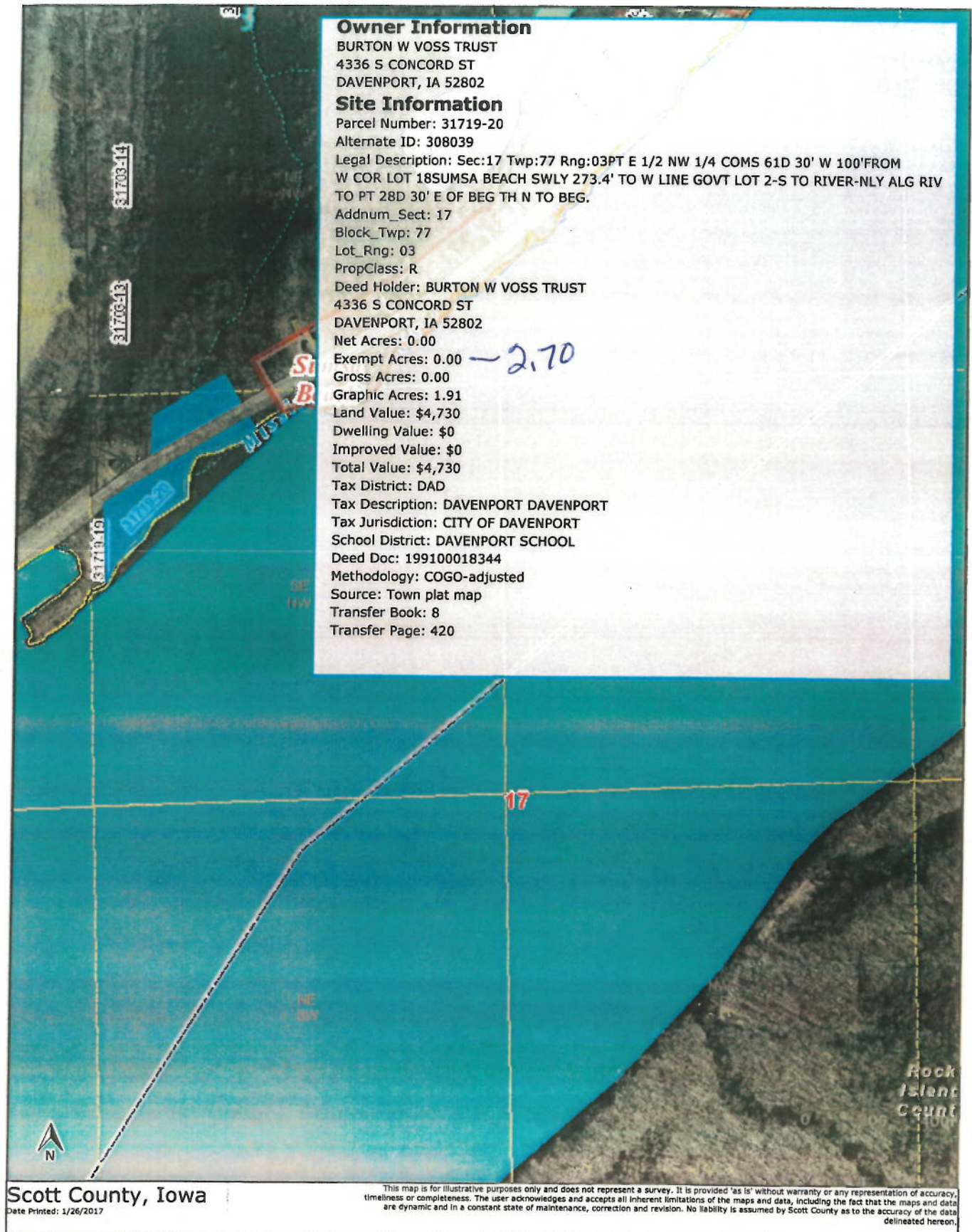
Signed: Tatiana Hennings Date: 2/7/18

Chairman, Scott County Soil Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors





81500

Value changed from 2500⁰⁰ to 500⁰⁰

RA

AEG

31719-19
308040

FC

Application for Property Tax Exemption

For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please Print

Name: Michael Voss

Phone: (563) 210-0331 eMail: _____

County of: Scott

Number of Acres: 356

Burton Voss Trust swear or affirm that I am the owner of the following

legally described property: parcel #31719-17 31719-19

Value changed
BL
OK
2/26/19

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: ☐

Applicant Signature: _____ Date: 11/6/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Kathy Penning Date: 2/7/18

Chairman, Scott County Soil Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors



29,430 = FC

Ag

31703-15A

364018

FC

Application for Property Tax Exemption

For Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Chapter 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year. It must be postmarked no later February 1. Iowa conservation district addresses can be found at the Conservation Districts of Iowa website: www.nciowa.org.

Applicant Contact Information – Please Print

Name: Michael Voss

Phone: (563) 210-0331 eMail: _____

County of: Scott

Number of Acres: 17.56

I, Burton Voss Trust swear or affirm that I am the owner of the following
legally described property: parcel #31703-15A

and that this property will not be used for economic gain during the assessment year. The property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

An exemption is allowed for rivers and streams or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the rivers and streams or river and stream banks.

I hereby request that the above described property be exempted from property taxation as the following type of property:

Forest Cover

I have attached or previously filed:

An aerial photo of the property: ☒

If the property is a gully area susceptible to erosion, an erosion control map approved by the soil and conservation district commissioners: ☐

Applicant Signature: _____ Date: 11/6/17

Address: _____

This application must be filed with your local soil conservation district by February 1 of each year.

I hereby certify that the property described above is eligible to receive the exemption claimed.

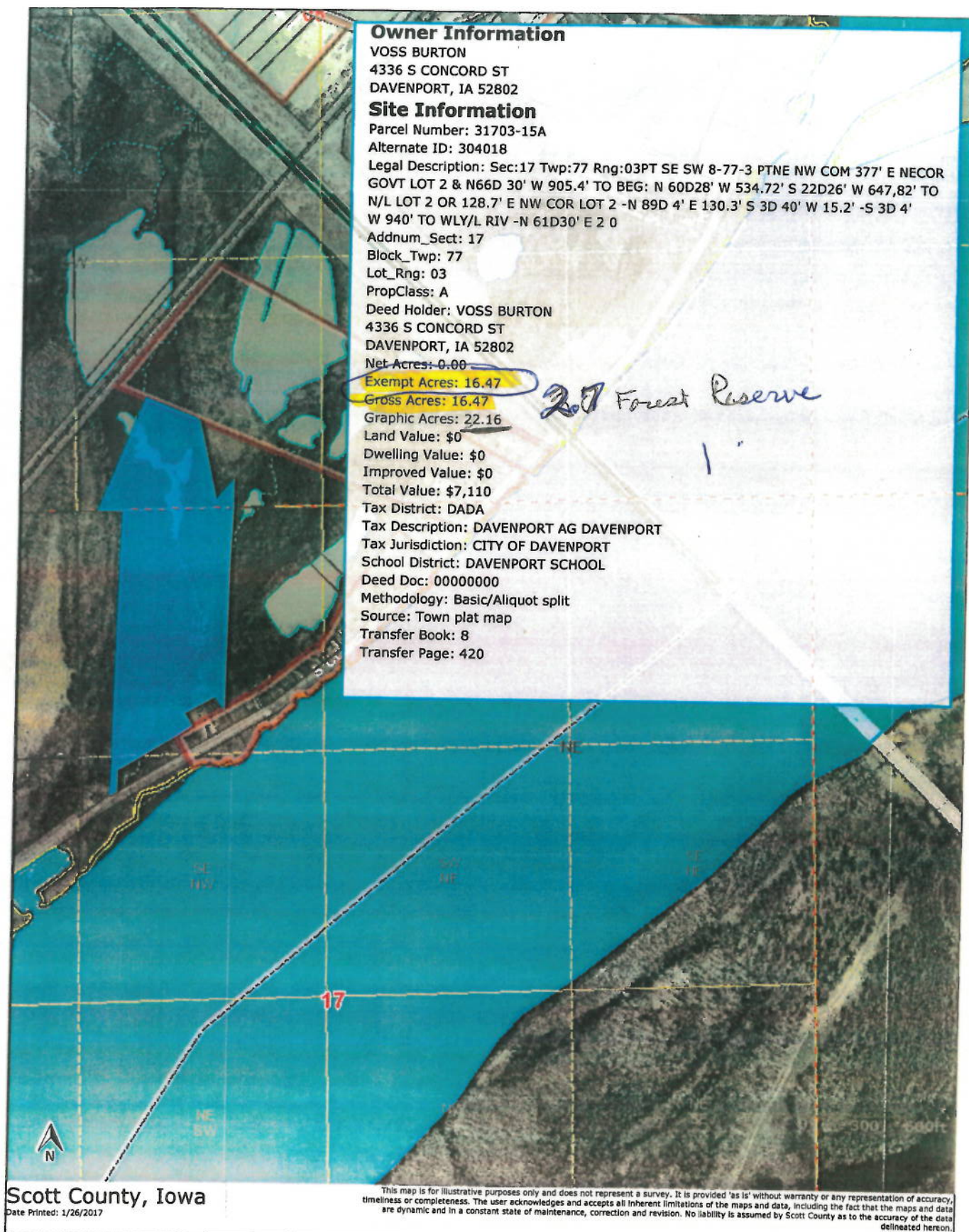
Signed: Ralph Henning Date: 2/7/18

Chairman, Scott County Soil Conservation District

This open prairie property has been inspected and certified as having adequate ground cover consisting of native species, and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Signed: _____ Date: _____

Chairman, _____ County Board of Supervisors





OP = \$1,150
FC = \$2,830

Res

S2021-OLA
S21030

FC +
OP

Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information

PLEASE PRINT

Name: David P. Bierl

Phone Number: 391-3081 hom eMail: 794-5581 wk

OK
BL
2/26/18
KLC

County Scott

2.3 ac - open prairie
5.65 ac - forest cover

8.453 Number of Acres

7.95

I David P. Bierl swear or affirm that I am the owner of the following legally described property:

WESTFIELD ADDITION OUTLOT A, PARCEL ID S3021 - OLA

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as OPEN PRAIRIE / FOREST COVER
(list type of property)

I have attached or previously filed:

- ☒ an aerial photo of the property
- ☐ if property is a gully area susceptible to severe erosion -
an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only** if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

X David P. Bierl
Applicant's Signature

7 Nov 2017
7 Sep 2017
Date

5819 Shawnee Dr Davenport
2827 KELLING ST., DAVENPORT, IA 52804
Address

52804.

I hereby certify that the property described above is eligible to receive the exemption claimed.

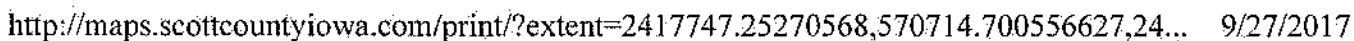
Signed: Richard Solinghorst

Chairman, Scott County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.

This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors



City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Bruce Berger 328-6706
Wards: 4

Action / Date
FIN3/21/2018

Subject:
Resolution awarding a contract for interior and exterior rehab of 1412 West 15th Street to River Valley Homes of Bettendorf, IA in the amount of \$180,000. [Ward 4]

Recommendation:
Adopt the Resolution.

Relationship to Goals:
Financially Responsible City Government.

Background:
On December 28, 2017, a Request for Proposals was issued to contractors. Purchasing received and opened three proposals on February 5, 2018.

Through the City's Urban Homestead program, the Community Planning and Economic Development Department (CPED) utilizes a variety of State and Federal housing and stimulus grants to rehabilitate properties with the intention of selling them to income-eligible households in Davenport. This program, which has been approved by the City Council as part of the City's CDBG five-year comprehensive and one-year annual plans, enables vacant and dilapidated homes to be returned to the tax rolls and improves the look and feel of neighborhoods while providing families with affordable homeownership opportunities.

Proposals were evaluated by CPED staff on the following criteria: 1) Quality/Detail of Proposal - 25%, 2) Timeline of Construction - 20%, 3) History of References - 15%, 4) Sufficient and Qualified Personnel - 15%, 5) Pricing - \$10%, and 6) Subcontractors - 15%. River Valley Homes scored the highest on the evaluation. River Valley Homes has performed satisfactory construction work for CPED in the past.

The contract amount of \$180,000 includes a \$15,000 Owner Contingency for changes requested by the city. If the \$15,000 is not used, that amount will not be paid to the contractor, but remain in the CPED funds.

Funding for this contract is from the FY18 CDBG Fund, Community Development Block Grant, Account #54551044 520258 BG250, with a current balance of \$255,720.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	FIN_RES 1412 W 15th Street Interior and Exterior Rehab
▣ Backup Material	Bid Tab - 1412 W 15th Street Interior & Exterior Rehab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/16/2018 - 10:39 AM
Finance Committee	Watson-Arnould, Kathe	Approved	3/16/2018 - 10:39 AM
City Clerk	Thorndike, Tiffany	Approved	3/16/2018 - 11:49 AM

Resolution No. _____

Resolution offered by Alderman Tompkins.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract of 1412 W 15th Street Interior & Exterior Rehab to River Valley Homes of Bettendorf, IA, in the amount of \$180,000, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the 1412 W 15th Street Interior & Exterior Rehab;

WHEREAS, the River Valley Homes submitted a proposal and was awarded as most responsive and responsible vendor and scored the best on the evaluations;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the approving of the contract for 1412 W 15th Street Interior and Exterior rehab to River Valley Homes;
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: 1412 W 15TH STREET INTERIOR & EXTERIOR REHAB

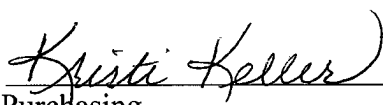
RFP NUMBER: 18-18-68

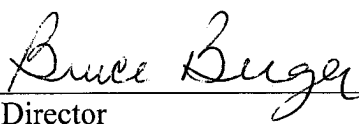
OPENING DATE: FEBRUARY 5, 2018

GL ACCOUNT NUMBER: 54551044 520258 BG250

RECOMMENDATION: AWARD THE CONTRACT TO RIVER VALLEY HOMES
OF BETTENDORF IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
River Valley Homes	Bettendorf, IA
JK Construction	Davenport, IA
Olde Town Roofin (Vogue Marketing)	Moline, IL

Approved By 
Purchasing

Approved By 
Director

Approved By 
Budget/CIP

Approved By 
Finance Director

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Cory Smith 888-2162
Wards: All

Action / Date
FIN3/21/2018

Subject:
Resolution awarding a contract for the Avaya phone system upgrade to Morgan Birge & Associates of Chicago, IL in an amount not-to-exceed \$416,733. [All Wards]

Recommendation:
Adopt the Resolution.

Relationship to Goals:
Financially Responsible City Government.

Background:
On November 30, 2017, a Request for Proposals was issued and sent to vendors. On December 28, 2017, the Purchasing Division opened and read four proposals. See Proposal Tabulation attached.

The City of Davenport was seeking an AVAYA-based upgrade to our current phone system. We wanted to continue to use our existing phones, but we needed to upgrade the system hardware and software to specifically enable a Helpdesk integrated communication software component. This would allow the City to run a "yet to be created" 311 based Helpdesk center. We wanted to retain our current station, except for the addition of the 311 Helpdesk.

The proposals were evaluated on the following criteria: 1) Pricing - 30%, 2) Hardware and Application Features - 30%, 3) Deployment plan and reduction of downtime - 20%, 4) Vendor reliability and references - 20%. Morgan Birge & Associates of Chicago, IL scored the highest.

This project will not begin until after July 1, 2018 with FY19 funds available. The account used will be: 50450530 560606 and there are funds available in the next fiscal year budget.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution AVAYA Phone System Upgrade
▣ Backup Material	Bid Tab - AVAYA Phone System Upgrade

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/15/2018 - 1:43 PM
Finance Committee	Watson-Arnould, Kathe	Approved	3/15/2018 - 1:43 PM
City Clerk	Merritt, Mallory	Approved	3/16/2018 - 10:19 AM

Resolution No. _____

Resolution offered by Alderman Tompkins.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for an AVAYA phone system upgrade to Morgan Birge & Associates of Chicago, IL, in a not-to-exceed amount of \$416,733, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for an AVAYA phone system upgrade;

WHEREAS, Morgan Birge & Associates of Chicago submitted a proposal and was awarded as most responsive and responsible vendor and scored the best on the evaluations;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the approving of the contract for the AVAYA phone system upgrade to Morgan Birge & Associates;
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
TABULATION OF PROPOSALS

DESCRIPTION: AVAYA UPGRADE TO CURRENT AVAYA DEFINITY PHONE
SYSTEM HARDWARE AND SOFTWARE

RFP NUMBER: 18-58

OPENING DATE: DECEMBER 28, 2017

GL ACCOUNT NUMBER: 50450530 560606

RECOMMENDATION: AWARD THE CONTRACT TO MORGAN BIRGE &
ASSOCIATES OF CHICAGO IL

<u>VENDOR NAME</u>	<u>LOCATION OF BUSINESS</u>
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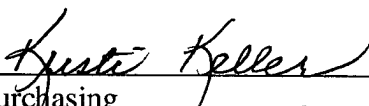
Morgan Birge & Associates

Chicago IL

Alliance Technology Group LLC
Altura Communications Solutions
ConvergeOne, Inc

Hanover MD
Fullerton CA
Eagon MN

Approved By


Purchasing

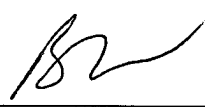
Approved By


IT Director

Approved By

Budget/CIP

Approved By


Finance Director

City of Davenport

Agenda Group: Finance
Department: Administration
Contact Info: Mallory Merritt (563-326-7792)
Wards: All

Action / Date
FIN3/21/2018

Subject:
Motion accepting the Matrix Consulting Group's final reports for the Police and Fire Operational Study. [All Wards]

Recommendation:
Accept the motion.

Relationship to Goals:
Well-Protected Community & High-Performing Government

Background:
In early winter 2017, the City of Davenport entered into a contractual agreement with Matrix Consulting Group to perform an operational study for both the Police and Fire Departments. The scope of the study included an evaluation of staffing and personnel, shift calibration, a geographical review of the existing beat structure and station placement, examination of call data and types of calls, and an overall review of best practices. To accomplish the study, numerous on-site visits were made including ride-alongs where necessary, submission of data by departments, and employee and stakeholder interviews.

The final reports and key recommendations were presented to the City Council at a Management Update and Mayor Council Discussion Meeting on Tuesday, February 6, 2018. Links to the studies can be found here: <http://cityofdavenportiowa.com/cms/one.aspx?portalId=6481456&pageId=12411985>

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Admin, Default	Approved	3/15/2018 - 11:43 AM
Finance Committee	Watson-Arnould, Kathe	Approved	3/15/2018 - 11:49 AM
City Clerk	Admin, Default	Approved	3/15/2018 - 11:50 AM

City of Davenport

Agenda Group: Finance

Department: Finance

Contact Info: Kristi Keller 888-2077

Wards: All

Action / Date

FIN3/21/2018

Subject:

1. Nozztez, Inc. - Chain cutter nozzle (PW/Sewers) - Amount: \$11,069
2. RDG Planning & Design - Davenport-GO Transportation Plan - Amount: \$11,000
3. Socrata - Annual web-basted platform service - Amount: \$27,810
4. Truck Country of Iowa - Used semi-tractor for Compost - Amount: \$23,900

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/15/2018 - 10:46 AM
Finance Committee	Watson-Arnould, Kathe	Approved	3/15/2018 - 10:47 AM
City Clerk	Admin, Default	Approved	3/15/2018 - 11:20 AM