

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

Monday, June 24, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

1. Consideration of the April 22, 2024 meeting minutes.

III. Old Business

IV. New Business

1. Case DR24-05: Request for Design Review, C-D Downtown Zoning District; Installation of a wall sign at 325 Harrison Street. Nesper Sign, petitioner. [Ward 3]
2. Case DR24-06: Request for Design Review, C-D Downtown Zoning District; Installation of new windows at 220 Emerson Place. Quad City Construction Services, petitioner. [Ward 3]
3. Case DR24-07: Request for Design Review, C-D Downtown Zoning District; Site improvements at 329 East 4th Street. Redband Coffee Company, petitioner. [Ward 3]
4. Case DR24-08: Request for Design Review, C-D Downtown Zoning District; Improvements to Emerson Alley. Downtown Davenport Partnership, petitioner. [Ward 3]

V. General Discussion

VI. Public Comment

VII. Adjournment

VIII. Next Meeting: July 22, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
6/24/2024

Subject:
Consideration of the April 22, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The April 22, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 4-22-24

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, APRIL 22, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Present: Anderson, Tylka, Hoff, Stinocher, Rashid, Tebbitt
Excused: Martin, Cox
Staff: Werderitch

II. Secretary's Report

A. Consideration of the January 22, 2024 Meeting Minutes.

Motion by Tylka, second by Anderson, to approve the January 22, 2024 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

III. Old Business

IV. New Business

A. Case DR24-03: Request for Design Review, C-D Downtown Zoning District; Installation of a wall sign at 206 East 5th Street. Delf's Pro Gym, petitioner. [Ward 3]

Staff presented the proposal to install new signage at the former 3E Electrical, Engineering, and Equipment Company building. Delf's Pro Gym is occupying a first-floor tenant space. The wall sign fits within the proportions of the opening on the masonry facade. The sign is approximately 45.5 square feet in area (13 feet in length by 3.5 feet in height). The fabricated aluminum channel letters will have a black acrylic face. In addition, the wall sign will be illuminated with white LED lights.

Staff recommended Case DR24-03 be approved in accordance with the submitted work write-up and materials.

Ryan and Hailey Delf were in attendance to answer questions.

Motion by Hoff, second by Anderson, to approve Case DR24-03 as submitted. Motion was approved by a roll call vote (6-0).

B. Case DR24-04: Request for Design Review, C-D Downtown Zoning District; Modify exterior building materials on Main Street Apartments at 128 West 3rd Street. Build to Suit, Inc., petitioner, on behalf of AOM, LLC. [Ward 3]

Staff provided a history of the project. The request is to revise exterior building materials from Nichiha panel, metal siding, and vinyl siding (interior courtyard elevation) to ALPOLIC metal composite panel and Hardi Board. New building elevations and material samples were presented for review. There are no changes to the footprint, height, roofline, or window openings.

Staff recommended approval of the exterior material changes proposed in Case DR24-04. Staff requested the Board provide additional feedback on the proposed colors, textures, patterns, and location of the material changes.

Joel Hasse, Build to Suit Inc., was in attendance to answer questions and explain the rationale for the material changes.

Board members discussed the proposed material changes. There was agreement the variations in texture and scoring fit the context of the downtown.

Motion by Tylka, second by Hoff, to approve Case DR24-04 as submitted. Motion was approved by a roll call vote (6-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

The Chairperson adjourned the meeting at 5:23 pm.

VIII. Next Board Meeting: May 20, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
6/24/2024

Subject:

Case DR24-05: Request for Design Review, C-D Downtown Zoning District; Installation of a wall sign at 325 Harrison Street. Nesper Sign, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR24-05 be approved in accordance with the submitted work write-up and materials.

Background:

Design Request:

Quint City Restoration is opening an office at 325 Harrison Street, directly across from City Hall. The request is to install a new PVC letter wall sign over the main entrance on 4th Street. The placement of the wall sign is centered above a storefront window opening and sized to fit within the architectural elements of the masonry facade. The words "QUINT CITIES RESTORATION" and the company logo will be displayed with PVC letters. The sign is approximately 38.8 square feet in area (12'3" in length by 3'2" in height). The color scheme is Vivid Blue and Apple Green to match the corporate branding. The lettering will not be illuminated. Staff recommend the sign be mounted into the mortar to preserve the brick facade.

The proposed signage complies with the standards outlined in Chapter 17.12 of the Zoning Ordinance.

The Downtown Design Guidelines recommend wall signs to fit within the proportions of the façade, thereby maintaining the architectural quality of the building design. In the case of large buildings with multiple tenants, it is encouraged to use signage that relates in terms of height, proportion, color, and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still retaining each business' identity.

Attachments:

1. Application
2. Sign Plan
3. Quint Cities Restoration Office
4. Downtown Design Guidelines-Signage



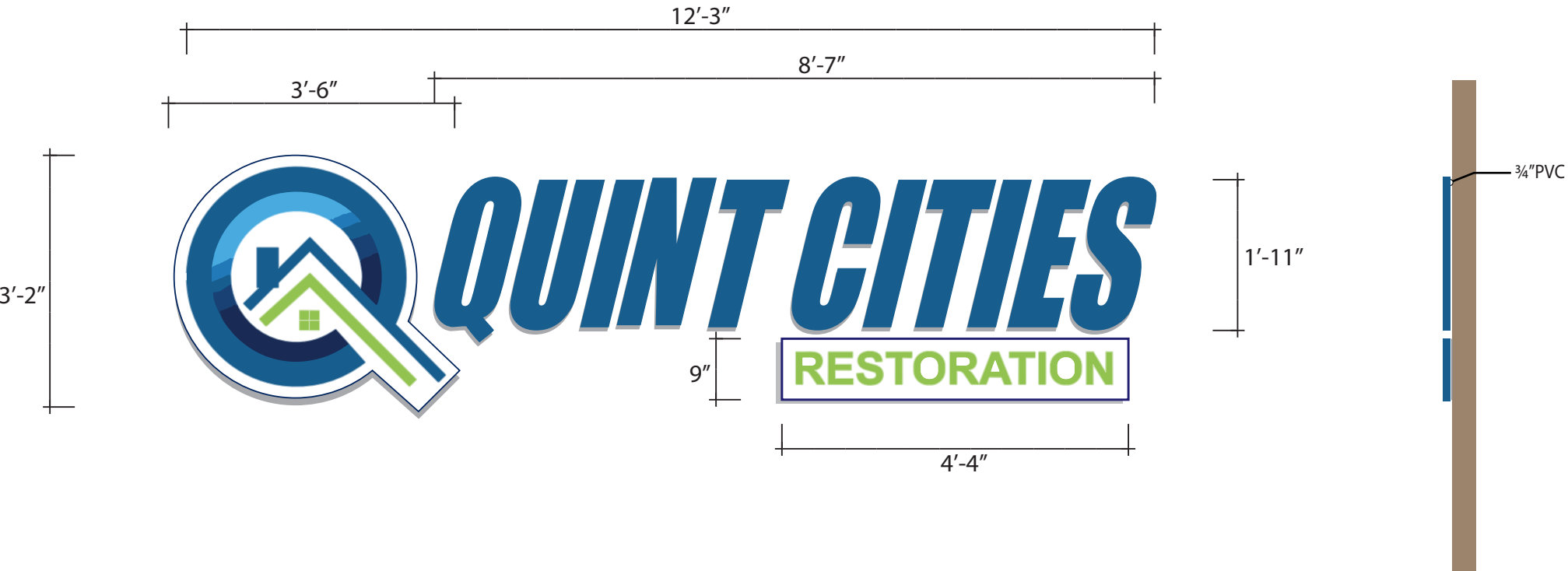
CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW

DESIGN REVIEW BOARD

APPLICANT INFORMATION	
Applicant Name Company Name	
Address	
City State Zip	
Phone	
Secondary Phone	
E-Mail Address	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the design review board calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. Type Applicant's Name here to serve as a signature _____ Date _____	
DEVELOPMENT TEAM	
Property Owner	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	
REVIEW DISTRICT	
SUBMITTAL DATE	
MEETING DATE	
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION	
BRIEF OVERVIEW OF THE PROJECT (not a scope of work)	
APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED) Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work: • New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way • New parking lots, fencing/walls, landscaping, or alterations of • Sign installation or alteration • Streetscaping element installation within the public right-of-way	
ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail Digital photos of existing building/sign elevations/façades Proposed color building/sign elevations to scale rendering as proposed & depicted on existing building/signs Material specifications: type, dimensions, & color MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) Landscape Plan Grading Plan with 2 foot intervals (if needed) Storage & Mechanical Screening shall be shown * Major Additions & New Buildings may require more extensive information	
Formal Procedure (1) Application: • Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. • The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.</u> (2) Scope of Board's Consideration: • Only work described in the application may be approved. • If insufficient information exists to make a proper judgment on the application, the Board may continue the consideration a maximum of three regularly scheduled consecutive meetings, excluding applicant requested continuances. (3) Post Board Ruling: • If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. • Design approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration. • Appeals to the Board's determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Board's decision.	
Application Fee: NONE	
Submit this form with attachments to: planning@davenportiowa.com	



JOB DESCRIPTION:

FABRICATE & INSTALL (1) SET OF NON-LIT PCV LETTERS

FACES: 3/4" WHITE PVC
PAINT: MATCH VINYL (SEE CHART)
MOUNTING: CONCEALED STUD

- CUSTOMER TO SUPPLY LOGO IN VECTOR FORMAT



- OPAQUE VINYL:
- VIVID BLUE (7725-17)
 - APPLE GREEN (7725-196)
- OPAQUE VINYL:
- DIGITAL PRINT WHITE CONTROLTAC
- LAMINATE:
- LUSTER OVERLAMINATE (8519)

DESIGN #: TO-0010 VER.#: 3

DATE: 6-18-24 DRAWN BY: KSA

SALES: DONNA GARLAND

JOB: QUINT CITIES

LOCATION: 227 W. 4TH ST
DAVENPORT, IA

DESIGN APPROVED BY:

DATE: _____

Quint City Restoration

DAVENPORT
IOWA | USA



Request: Install New Signage



Signage

Design Objective:

Reinforce the unique character of downtown Davenport

Signs shall be designed as an integral part of the site and architectural design of proposed projects rather than as afterthoughts.

Discussion:

The economic health of any downtown depends, in part, on the quality of its retailing, promotional activities, marketing and management. Underlying the success or failure of these factors, however, is the physical appearance of the downtown business district. Because first impressions can be lasting, it is important that a commercial district present an appealing image to potential customers, tenants and investors. New and rehabilitated buildings, attractive landscaping and public places, welcoming storefronts, enticing window displays, and clean streets and sidewalks all help to create an inviting environment where people want to work, shop and spend time.

Signs play a particularly important role in the appearance of traditional commercial areas. The prominent locations and design characteristics of signs strongly influence people's perceptions of the downtown and its individual businesses. Signs, if well designed and properly maintained, enhance the unique image of a downtown. However, when designed without regard for the surrounding architecture, and haphazardly placed, signs can detract from the downtown's overall appearance.

In many communities, the visual distinction between traditional business districts and outlying commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses to adopt the large scale signs used on commercial highways. This is unfortunate as downtowns were designed to accommodate pedestrians strolling down sidewalks and vehicles traveling at relatively low speeds. A pace of this nature allows people to take in more of their surroundings, including signs. Signs in this situation can, and should, be scaled more appropriately for a pedestrian environment.



Along the strip, businesses in relatively nondescript buildings compete for attention with large, flashy signs. In contrast, downtown offers an exciting variety of building types, architectural styles, materials and well crafted details that form a distinctive context for individual businesses. Thus, large signs are not only out of scale in traditional commercial districts, they also can overwhelm the very architectural features that make downtown different from its competitors.

The purpose of these guidelines is to provide information on the design, construction and placement of signs that will enhance and reinforce the distinctiveness of downtown Davenport.

In general, signs should relate in placement and size with the other architectural features of the building. They should not obscure building elements such as windows, cornices, or decorative details. Sign materials should complement building facades. Individual shop signs in a single storefront should relate to each other in design, size, color, lettering style and placement on the building. Franchises and chain stores should adapt their graphics to meet local guidelines and ordinances. This will contribute to a downtown that effectively orients visitors, while supporting an attractive, pedestrian-friendly experience.

It should be noted that within the Downtown Design Overlay District the City is taking something of a different direction with regards to sign regulation. In other zoning districts signs are controlled by restricting their number and size. What signs look like is largely ignored. In the Downtown Design Overlay District, the city, while not ignoring sign numbers, size, etc., is searching for quality by focusing very much on sign design and materials. Given this greater design control, the city may, at its discretion, allow sign types that may not be legal in other districts (projecting signs and sandwich board signs, for example), and approve a larger total number of signs (if they are part of a tasteful and creative sign package) than might otherwise be the case.

General Sign Guidelines

- Creating a network of quality, well-designed signs, clearly announcing the types of services offered makes the downtown an attractive, friendly experience for the downtown visitor. This experience is further enhanced when building signage indicates the names of businesses and reflects the activities that occur within buildings
- Merchants are encouraged to create their own unique signs, symbolic of their personal business.
- The use of lighter letters against a darker background makes signage more legible for viewers and is encouraged. Dark colors have a tendency to recede while lighter or brighter colors stand out.
- Avoid the placement of signs at locations that hide architectural details. Most buildings, both historic and contemporary, were designed with logical places to locate signs that do not negatively impact the architectural design.
- Maintaining a minimum clearance above the public right-of-way for signs that project from buildings helps prevent accidents and promotes pedestrian safety.
- Locating flush-mounted wall signs on a historic storefront along the first floor belt course, at the clerestory, above any awning or on transom windows helps maintain the architectural identity of the building.



Sign design in many ways establishes a business' identity.

- Create simple signs with strong graphics.
- Avoid using too many words on signs. If the information provided is more than someone can take in with a glance they will simply turn their attention elsewhere.
- Avoid complex color schemes and garish colors and lighting. Use simple designs that provide a clear contrast between any lettering and/or graphics and the sign background.
- Avoid typefaces that are difficult to read. This often will include signs written in script.
- Avoid complex signs broken into numerous planes (individual boxes or shaped signs).
- As a general rule, signs provided by national distributors are not appropriate. They often appear to be “add ons”.
- Quality workmanship, materials and construction are essential when creating attractive and long-lasting signage.

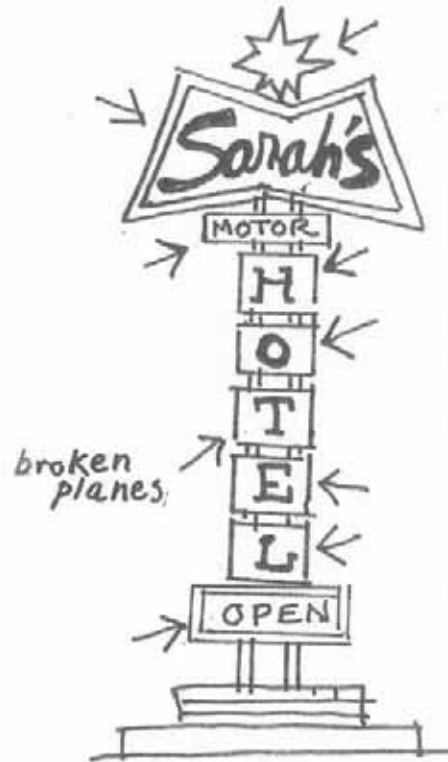


- Centering signs within storefront bays and not extending beyond the limits of the storefront or over elements such as columns, pilasters or transoms and decorative ornament prevents signage from being detrimental to the architectural character of the façade.
- Die-cut letters should be constructed of materials that are consistent with the age of the building, plastic die-cut letters being more appropriate on a contemporary structure rather than a historic one.
- Allowing signs to protrude above rooflines, eaves or parapets creates unsightly facades and detracts from the architectural quality of the building. (The Kahl Building – Capitol Theatre signs is an exception due to its historic significance).
- Firmly anchor signs that project from the building to the building façade with attractive, non-corrosive hardware that will not damage the façade of the building. This prevents accidents and enhances pedestrian safety.
- In the case of large buildings with multiple tenants use signage that relates in terms of height, proportion, color and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still retaining each business' identity.

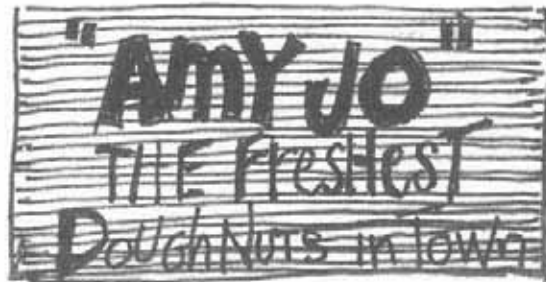




A simple sign with strong graphics is always better than a busy, complicated sign. Avoid having too many words. Best results are usually achieved when the color scheme is limited to no more than three colors. If possible pick up colors in the architecture of the building. In particular, avoid garish, day-glo colors and gaudy lighting techniques.



To the left is a sign that does everything wrong. The pole sign design is more appropriate for a suburban commercial strip than a downtown setting. Second, its complexity creates confusion. The design forces the eye to focus on 18 items of information in a series of uninteresting internally illuminated boxes. There are 9 separate pieces of copy and 9 broken planes. Sign graphics work best when they are kept simple.

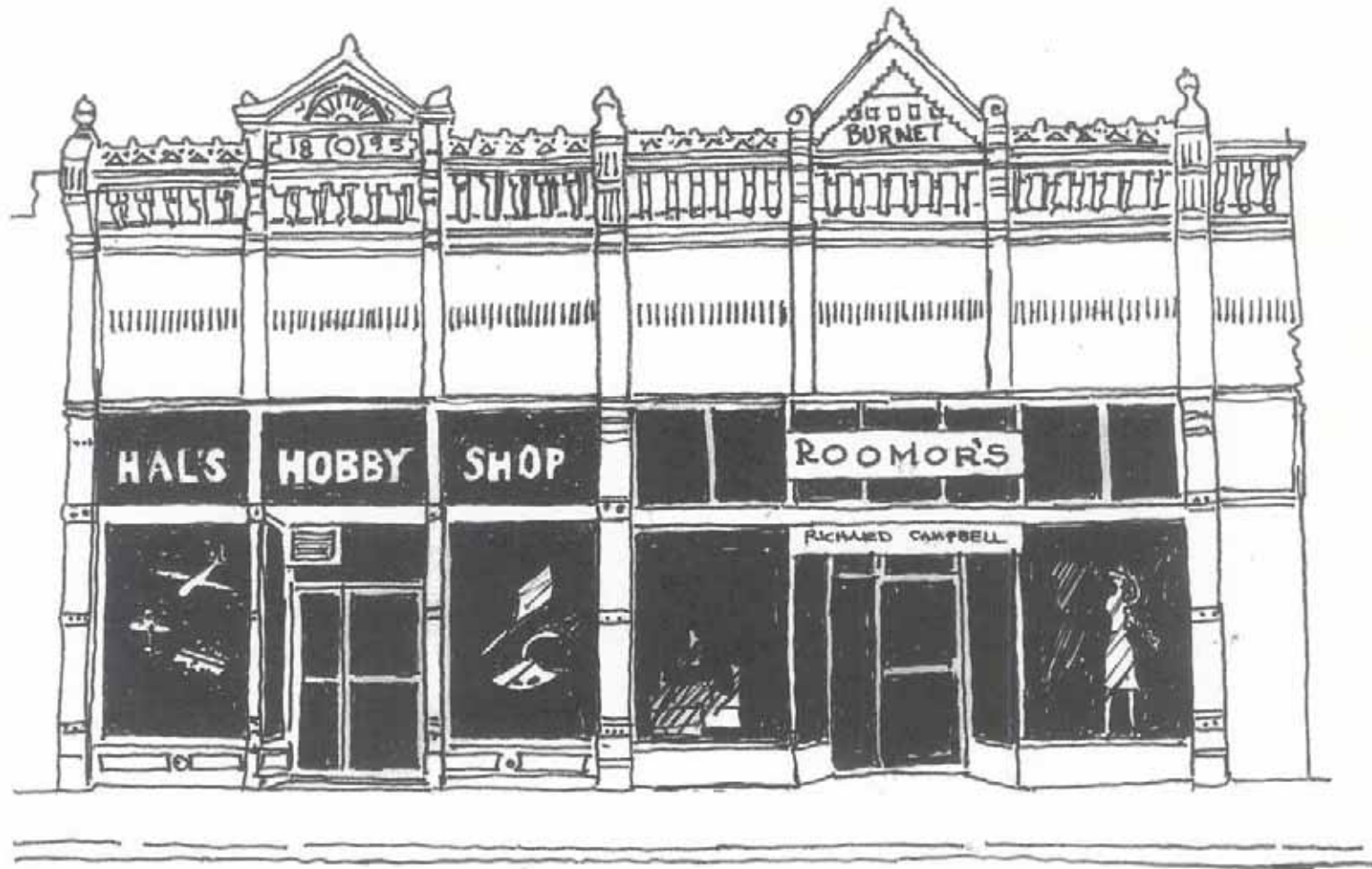


Two possible signs for Amy Jo's Donuts: The sign, above left, uses poor lettering that does not contrast well with the sign's background. By including a selling slogan the sign has more words than is necessary. The sign, to the right above, works better. It has good contrast, legible lettering and a simple graphic design.

Boflics

Avoid unusual type faces that are difficult to read.

SIGN PROBLEMS



The above illustration suggests two locations for signage on an older commercial structure with architectural integrity. Both the "Hal's Hobby Shop" and "Roomor's" signs are shown utilizing the clerestory of the building. Another location is suggested by the "Richard Campbell" sign, which is located at the building entry's transom. Note that neither of these locations hide or cover important architectural features.

Wall Signs

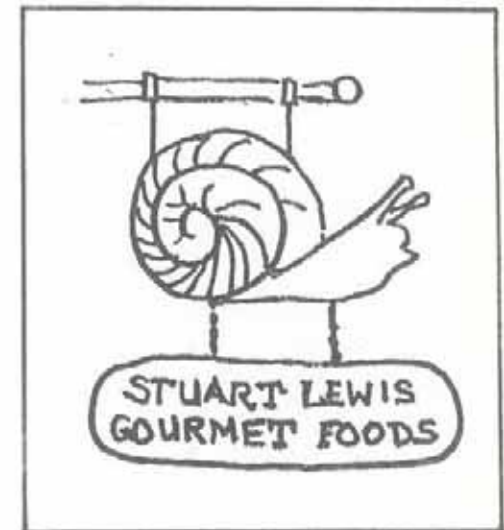
Flush mounted wall signs are signboards or individual die-cut letters placed on the face of a building. Often there will be a horizontal molded board on buildings that was designed to accommodate a flush mounted sign.

- Sizing signs to fit within the proportions of the building façade maintains the architectural quality of the building design.

Projecting Signs

Projecting signs (also sometimes called hanging signs or blade signs) mounted on buildings, perpendicular to the sidewalk are very effective in reaching pedestrians as they are placed only a little higher than eye level. They are also easily visible for drivers and passengers in vehicles given they are also perpendicular to the street. Finally, they are a sign type that historically has been commonly used on older buildings.

- Maintaining a minimum clearance above the sidewalk enhances public safety (minimum clearance 8 feet).
- Designing projecting signs with a sign area of more than three feet makes them obtrusive and unsightly.
- Encouraging projecting signs that use logos, business icons and symbols, creates a user friendly downtown experience for visitors.



Window Signs

Signs etched or painted directly onto glass storefront display windows and entrances were popular in the late 19th and early 20th centuries. Painted signs were often used as they are low in cost; the highest quality were gilded, a thin layer of gold burnished onto the glass. Gold leaf window signs are still popular today, as are signs of enamel or acrylic paints and those using thin vinyl letters affixed directly to the window.

- Well-designed window signs identify the corresponding uses/activities that occur on the premises while preserving a majority of the display area for pedestrian window shopping.
- Exceeding 20% of the total area of the window with signs generally makes the window seem too cluttered for the viewer.
- Window signs that use high quality materials such as paint or gold leaf, or that are etched into glass create an attractive and visually pleasing façade for the viewer.
- The City of Davenport does not regulate signage or displays on the inside of windows. Nevertheless, businesses should consider the use of icons, symbols and product displays that are lively and changing. Window displays can be very effective signage.





Window displays are an integral part of any retail business. An attractive display contributes to

- The character and success of each store;
- The character of the street; and
- The character of the downtown business district as a whole.

The window display featuring an elk, to the left, grabs the eye while more effectively informing passers-by that the business sells outdoor products than the large sign placed immediately below the window.

Think of the window display as a composition; as if it were a sculpture or an oil painting. In effect, it is a large picture framed by a storefront. The building and window should create a single unit that is complemented by the display in both color and proportion. It is best to let products speak for themselves. Displays that exhibit actual products provide immediate communication without words. If words are part of the display, they should be kept to a minimum. Type face for any signage should be simple and easy to read and be in colors that will not conflict with the colors in display merchandise.

Consideration should also be given to lighting. An attractive, well-lit display can entice window shoppers to return during business hours. A well-lit window display also improves public safety by lighting the sidewalk and allowing police to see into the store at night.

Icon, Symbol or Graphic Signs

Icon, symbol or graphic signs illustrate by their shape the nature of the business within. For example, a hanging sign in the shape of a guitar, eye glasses, or a shoe quickly conveys the business' products and services. There are also symbols (such as a striped barber's pole or a mortar and pestle) that have come over time to represent certain types of businesses. When designed well, symbol signs convey their messages quickly and effectively because they are immediately recognizable as bold graphic descriptions of the goods and services offered.

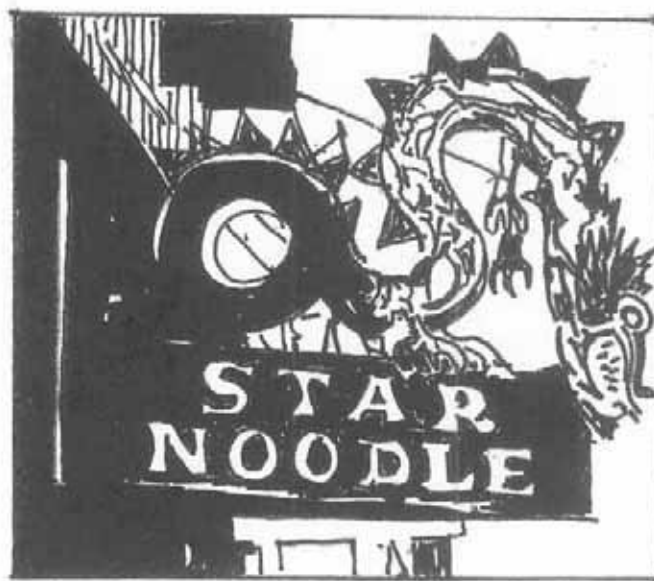
- Encouraging graphic imagery with subservient text makes for an attractive and informative visual experience.

Painted Wall Signs

From the mid-19th Century to the early 20th Century, signs painted directly on buildings were a popular form of advertising. Painted signs do require a sign permit and do fall within the purview of these design regulations.

- Painted wall signs may in some circumstances be appropriate. As a general rule new painted signs are more appropriate on an older building than a newer one.
- Painted signs often are found on the side or upper floors of older buildings advertising past businesses that may no longer exist, at least at that location. Usually, faded with age, they are known as ghost or phantom signs. Painted wall signs can be important reminders of a community's commercial history and heritage. There may be occasions when they need to be painted over. However, as a general rule, they should be left exposed for the enjoyment of future generations.

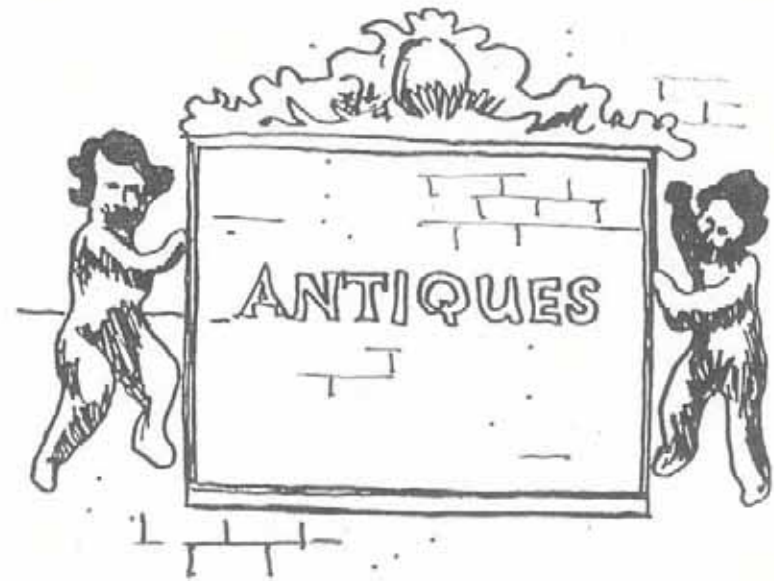




While the barber's striped pole and the drug store's mortar and pestle are perhaps the best known of the symbols that serve as signage, there are many others. The cigar store Indian was once a common symbol or icon for a store that sold tobacco products and it may still be used in that fashion today. In modern times, however, it can also be used as a symbol that says "antiques are sold here." A pair of scissors has perhaps become a more ubiquitous symbol for cutting hair than the barber's pole while adding the information that women or perhaps even both sexes, are welcome here. Oriental dragons or pagodas are often used as symbols for an oriental, particularly Chinese, restaurant. The "Star Noodle" sign above is not just a symbol for a certain type of restaurant but also is a superb, and rare, example of neon lighting (although this cannot be determined simply by examining the drawing).



Ghost or phantom signs, painted signs advertising businesses from the mid 1800's through the early 1900's exist at various locations within the Downtown Design District. Also occasionally, a "new" historic sign will emerge when an adjoining building is demolished exposing a long hidden facade. These reminders of downtown Davenport's commercial past should be left to slowly fade with time when possible.



Painted signs, signs painted directly onto the brick surface of a building, were very common in the 1800's and early 1900's. Given it is a historic sign style, painted signs are more appropriate, if used today, on a historic building. In particular, a painted sign might be appropriate at a bar or an antique store attempting to create a historic ambiance. The style does not lend itself nearly as well for use on more contemporary structures.

Changing Signs

Changing signs are signs where the copy changes such as on an electronically controlled time and temperature sign.

- Changing signs are limited to displaying public information such as the time and temperature and the advertisement of on site services or products or information associated with a business on the premises. A newspaper, for example, may provide newspaper headlines or a stockbroker may provide the Dow Jones averages. Similarly, a retail store could have a reader board advertising on site products and sales.

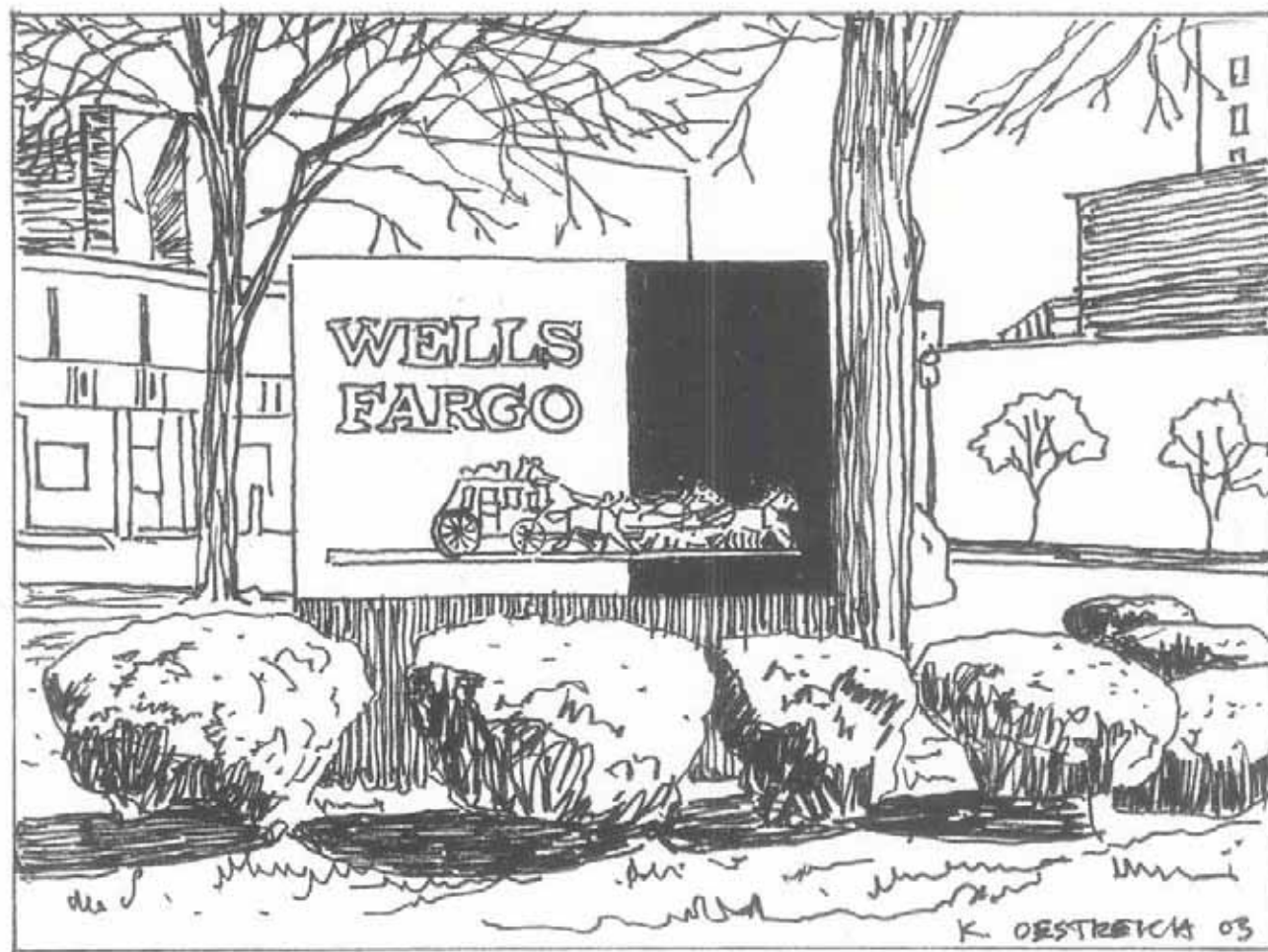
Monument or Ground Signs

Monument or ground signs are signs, often on a masonry base, placed directly on the ground. Monument signs are limited to 48 inches and ground signs to 15 feet.

- Monument or ground signs can be effective signage. They, however, need room and are only appropriate where building setbacks are sufficient to create an appropriate space.
- Monument or ground signs should, when possible, be placed in a landscaped base and repeat materials and colors used on the building it is advertising.



The Wells Fargo Bank drive-through facility at Third and Main Street provides an example of a monument sign that has a number of positive design elements. To begin with, the scale of the sign fits well with both the site and the building. In designing the sign, the bank has resisted the axiom that "the bigger the sign the better." Also the sign has been set within a landscaped base of evergreen shrubbery and has been placed at a location where there is enough room for a sign of this nature. Monument signs need space. Another feature of interest is the Wells Fargo logo itself, a picture of a stagecoach being pulled by a team of horses. At a glance the logo tells the viewer that this is an old and venerable company with a colorful history closely tied with America's own history.



Signs on Awnings

Painting signs on the valance (vertical flap) of an awning is an inexpensive and simple method of creating signage.

- Individual letters painted directly on the valance of an awning facing the street makes for a distinguished and informative sign.
- Limiting signage on the sloping surface of an awning to small graphic symbols or logos unique to a particular business helps prevent the information on the signage from getting too cluttered for the viewer.
- Traditional awnings generally are more appropriate on older buildings than modern “bubble” type designs.
- Consider down lighting awnings (if they are lighted), particularly on older buildings, rather than using internal illumination.
- Some colors work better as awnings than others. The colors should not be too abrupt or jarring.

Freestanding Pole Sign

A freestanding pole sign is a sign mounted on one or more poles, uprights, or braces mounted in the ground and not attached to any structure other than the poles, uprights, or braces.

- The freestanding pole sign is the signage type most closely associated with suburban strip commercial development. These signs are typically large and flashy being directed at capturing attention of drivers moving at fairly high speeds on suburban roads. As a general rule, this type of signage is inappropriate in the downtown.
- One type of pole sign that may be appropriate are smaller signs on double posts. Like monument or ground signs, these freestanding signs need space and look best if they are set in landscaping.

Neon and Bare Bulb Signs

Signs illuminated by electrified gas in slender glass tubes first appeared in the 1920's and became popular in the following two decades. Although various gases are used in these signs, over time, they have come to be called "neon" signs.

Although neon and bare bulb signs are becoming increasingly rare, they can add to the historic quality and uniqueness of the downtown.

- Continuing the use and maintenance of neon and bare bulb signs helps in maintaining the historic character of downtown.
- The use of neon and bare bulb signs in areas such as bars, restaurants, dance clubs, and other entertainment related businesses, is consistent with the traditional uses of such signs.

Banner Signs

Banner signs may be used for special events in the downtown.

- Decorative banner signs can be used to add color and create a festive atmosphere for special events, holidays and seasonal events.
- Banners may be attached to light standards (with an encroachment permit if they are on the public right-of-way) or project from building facades.
- Banners should be removed or replaced when they show signs of fading or unattractive wear.





Banners are a relatively inexpensive way to add color and create a festival atmosphere in the downtown. Banners can have words and graphics intended to inform the public about special events at retailers, the convention center, libraries and museums. Alternatively, banners can be there just to add color and do not have to say anything.

Note that the design and placement of any banners must be approved by the Downtown Design Review Board. Designs must be attractive (in the opinion of the Board) and must be constructed of quality materials. Be aware that the plastic pennants sometimes used at car dealerships and suburban grand openings would not be appropriate downtown and would not be allowed under the banner provisions of these guidelines.

Lighted Signs

Both internally or externally lit signs are appropriate in the downtown area. Internally illuminated signs, however, are more appropriate in some situations than others.

- Plastic is a modern material and generally fits better on more modern buildings rather than older ones.
- White internally illuminated boxes are particularly unappealing. Shaped plastic or cut plastic letters generally look better.
- Light letters on a dark black or colored background tend to be more legible from a distance.
- On older buildings, matte finishes generally are more appropriate than shiny finishes.
- Orienting and shielding spotlights such that the source of light is not directly visible focuses the attention of the viewer.



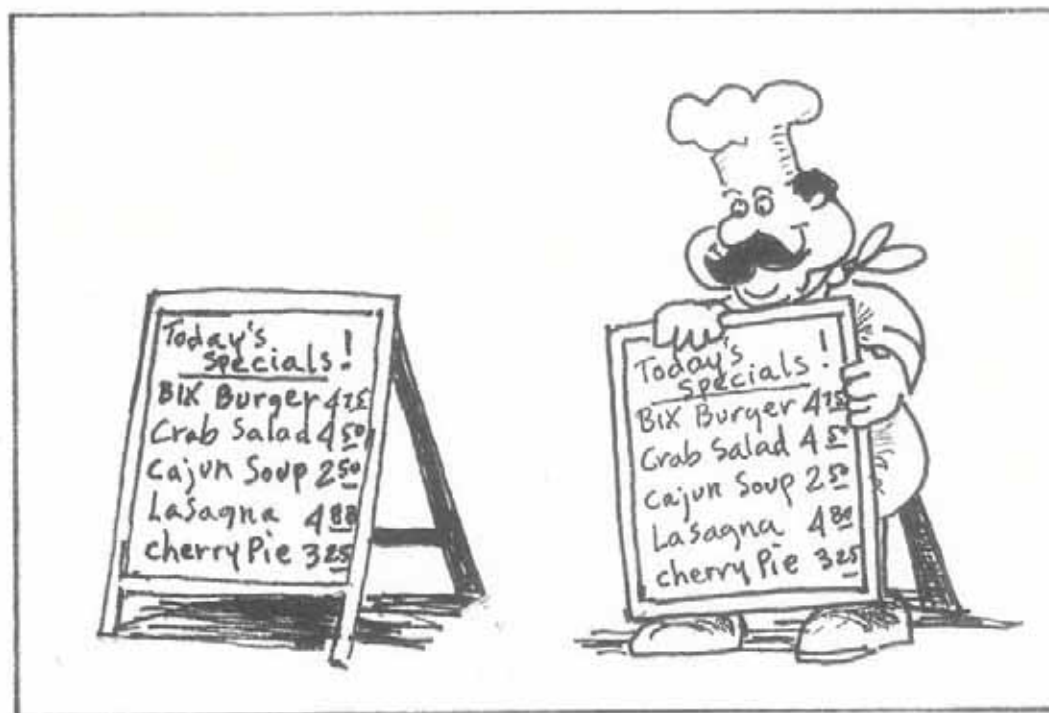
Directional Signage for Parking Lots

- Directional signs marking entries and exits to parking lots are to have no more than one commercial image, logo or message, which shall be subservient to text identifying the parking lots as “customer parking” makes the direction signage easily comprehensible.
- Limiting each driveway to no more than one directional sign, located on private property, near the sidewalk makes the signage more user friendly.

Sandwich Board Signs

Sandwich board or “A-frame” signs may, at the City’s discretion, be placed on city sidewalks listing restaurant menus or advertising special sales or events if the City approves an “encroachment permit.”

- Sandwich board signs will only be allowed where sidewalk width allows signage without interference with pedestrian or wheelchair access.
- Signs of this nature are encouraged to be attractive and creative adding to the ambiance and character of the downtown.
- Sandwich board signs should be on City sidewalks only during business hours, being removed at the end of each day.

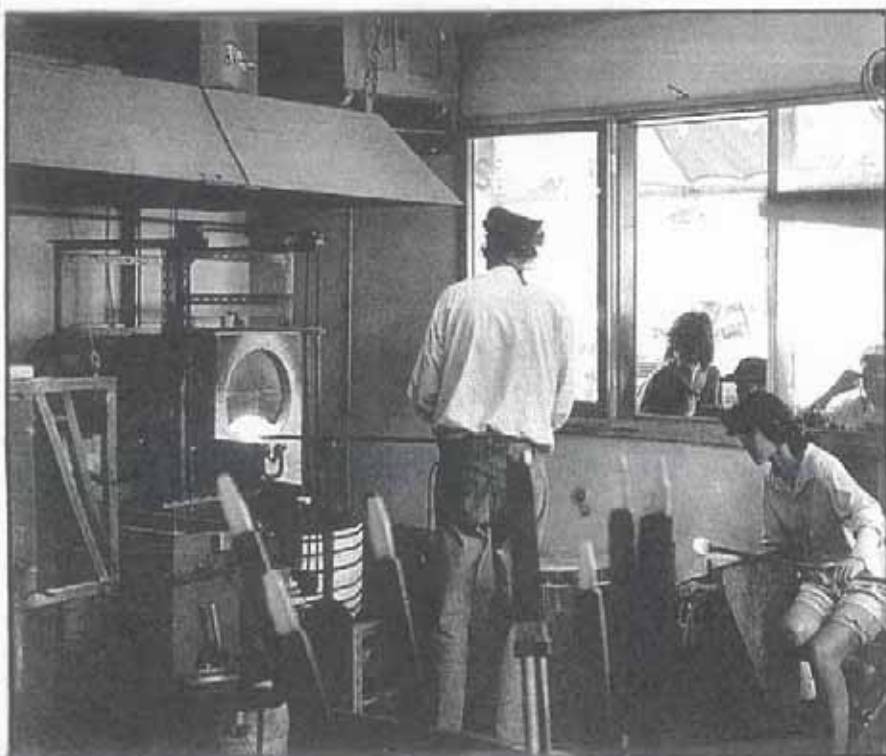


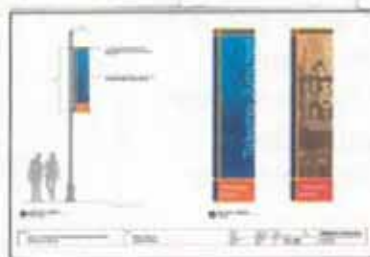
Sandwich board or A-frame signs are allowed on city sidewalks in the Downtown Design District at the city's discretion with an encroachment permit (assuming the location does not overly restrict pedestrian or wheelchair movements). Consider this an opportunity to be a little whimsical or creative. Of the two examples directly above, staff would suggest that the sign on the right would draw more attention than the sign on the left while making the downtown just a little more interesting. The sign on the far left at Trash Can Annie's Antique Clothing on Brady Street is an excellent existing sandwich board sign with considerable design merit.



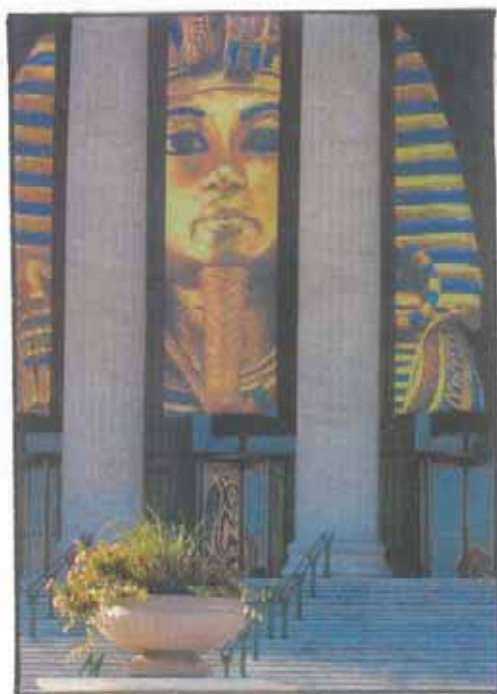
Left: A vibrant shop window enlivens the streetscape while clearly advertising the types of merchandise sold within this retail shop. The neon sign in the interior further colorfully identifies the business. (The City of Davenport does not regulate signage located on the inside of a building).

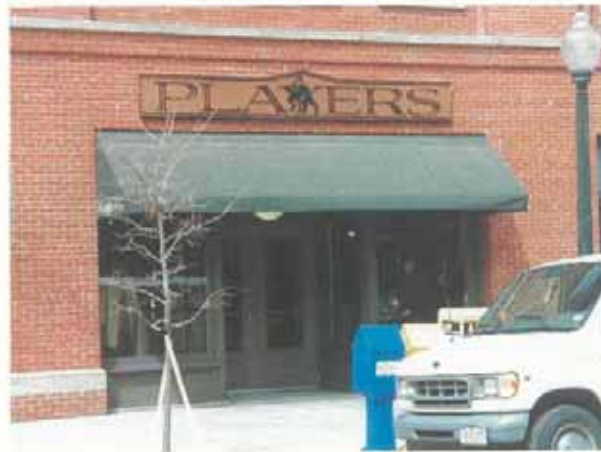
Below: An even more interesting way to use a store front window as signage is to allow the public to actually watch the work taking place inside. There are few things more engaging than to watch other people work, especially when the worker is skilled and the work is intriguing and involving. In this case, the glass blowing shop allows the public to see the creation of a glass object from raw material to finished product.





The Design Review Board may at its discretion allow banners and signs advertising events of a civic or cultural nature. This would include museum shows and theatrical events and/or public festivals. Community special event banners and signs shall not be considered to be billboards and may be located "off premises". The Board may allow banner poles in the public right-of-way with an encroachment permit but only in locations that the Board deems appropriate.





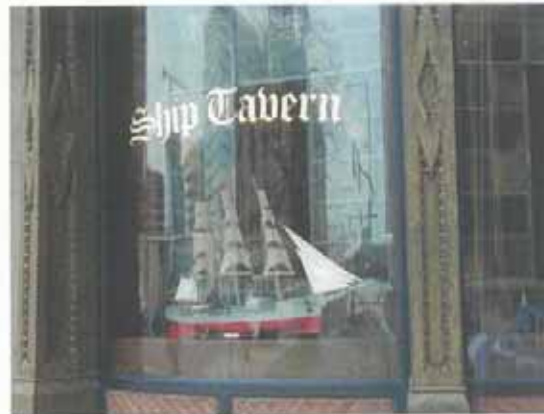
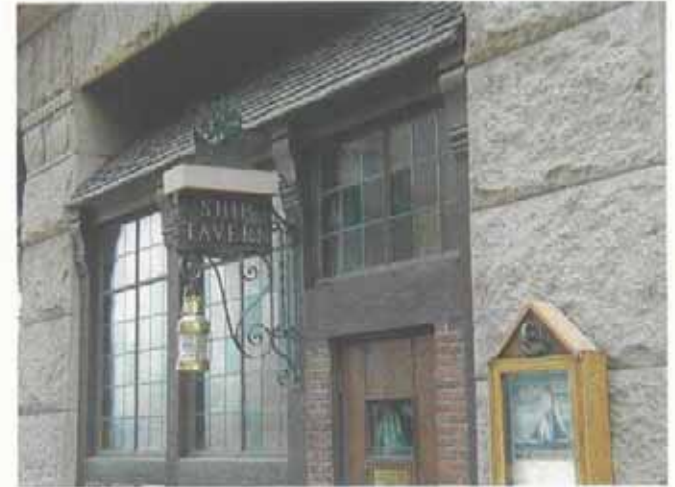
Signage: various forms of attractive signage meeting the guidelines



Signage: various forms of attractive signage consistent with the guidelines

The Ship Tavern:

The Ship Tavern, a restaurant in another city, provides a good example of a well thought out signage plan. The signage is creative and works on many levels. It uses every opportunity to create an appealing identity for the restaurant and while doing so it makes its downtown neighborhood just a little more interesting. Among its various signs is a plastic, molded “shaped sign” in the form of a shield back lighting the form of a sailing ship. The words “Ship Tavern” are also spelled out in “cut letters.” These signs are oriented to passing automobiles. Note they do not hide any of the building’s architectural features. A second, more intimate, projecting sign oriented to pedestrians marks the restaurant’s entry. The sign includes, once more, the restaurant’s name coupled with a unique wrought iron sailing ship in silhouette and a ship’s sea lantern. On the window, a painted window sign once more tastefully repeats the restaurant’s name. Visible through the glass is a model of a clipper ship that helps grab the eye. Not shown are other windows which also feature model ships. Finally, a menu board placed by the door repeats the restaurant’s sailing motif. Of course, not every business has this much to work with. Every business, however, should use every opportunity to create a unique image for itself.



SIGNAGE PLANS

Sign Types Not in Keeping with the Urban Character of the Downtown

- Building signs advertising products and vendors rather than business types and services.
- Flashing, animated, blinking, rotating, reflecting or revolving signs.
- Standard product and logo signs provided by national distributors (merchants are encouraged to create their own unique signs, symbolic of their personal business).
- Pennants and balloons (other than as holiday decorations).
- Signs using fluorescent material.
- Signs using a graffiti art style.
- Advertising signs, other than graphic symbols or logos unique to a business, located on the sloping surface of awnings.
- Chalkboards or blackboards, other than for use as a restaurant or café menu board.
- Large freestanding pole signs on a single pole.
- Signs on privately owned benches.
- Any sign, except a menu board of a drive through restaurant, emitting sound other than the normal for their internal operation.
- Signs of such brightness that they constitute a hazard to pedestrians, vehicles or aircraft.



- Signs which are affixed to trees, utility poles, fire hydrants, fire escapes, bus stop shelters, or other structures in a public right-of-way except signs permitted by these standards with all of the appropriate permits.
- Any signs listed as prohibited by Section 17.45.030 of the Zoning Ordinance entitled "Prohibited Signs" unless specifically listed as allowable in the Downtown Design District by these standards.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
6/24/2024

Subject:

Case DR24-06: Request for Design Review, C-D Downtown Zoning District; Installation of new windows at 220 Emerson Place. Quad City Construction Services, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR24-06 be approved in accordance with the submitted work write-up and materials.

Background:

Design Request:

Rock River Family Office is an accounting, payroll, tax & CPA services, and investment/stockbroker firm at 220 Emerson Place. The firm submitted plans to retrofit the second floor office space. To improve the interior design, the company is proposing to install six new windows on the east elevation. Except for the two windows on the third floor, the east elevation is a blank facade. The architect intends to match the window material and dimensions of the existing windows to bring uniformity to the structure.

The proposed request will have minimal visibility from the pedestrian level. The brick structure is located in the middle of the block, between Pershing Avenue and Perry Street. The adjacent building to the east is a one-story commercial space, which makes it difficult to notice the windows that are setback from 2nd Street and Emerson Place. Staff believe the design request will have minimal impact on the architecture of the building and character of the block face.

The Downtown Design Guidelines recommends the placement of windows be used to enhance the architectural style of a building. Replacement windows or new openings are encouraged to match the height, proportion, color, and materials of existing windows on the facade. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still allowing for adaptive reuse of tenant spaces.

Attachments:

1. Application
2. Rock River Office Plan Set
3. Background Materials & Photos
4. Downtown Design Guidelines-Windows

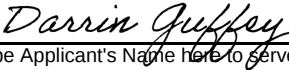


CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW

DESIGN REVIEW BOARD

APPLICANT INFORMATION			
Applicant Name Company Name	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)		
Address			
City State Zip			
Phone			
Secondary Phone			
E-Mail Address	APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED) Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work: • New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way • New parking lots, fencing/walls, landscaping, or alterations of • Sign installation or alteration • Streetscaping element installation within the public right-of-way		
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the design review board calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application.  Type Applicant's Name Here to serve as a signature Date		ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail Digital photos of existing building/sign elevations/façades Proposed color building/sign elevations to scale rendering as proposed & depicted on existing building/signs Material specifications: type, dimensions, & color MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) Landscape Plan Grading Plan with 2 foot intervals (if needed) Storage & Mechanical Screening shall be shown * Major Additions & New Buildings may require more extensive information	
DEVELOPMENT TEAM		Formal Procedure (1) Application: • Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. • The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.</u> (2) Scope of Board's Consideration: • Only work described in the application may be approved. • If insufficient information exists to make a proper judgment on the application, the Board may continue the consideration a maximum of three regularly scheduled consecutive meetings, excluding applicant requested continuances. (3) Post Board Ruling: • If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. • Design approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration. • Appeals to the Board's determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Board's decision.	
Property Owner		Application Fee: NONE	
Address			
Phone	Secondary Phone		
E-Mail Address			
Project Manager/Other			
Address			
Phone	Secondary Phone		
E-Mail Address			
		Submit this form with attachments to: planning@davenportiowa.com	

Rock River - Added Space

Davenport, Iowa

CODE DATA

2015 IBC

BUILDING SIZE:	9,220 S.F FOOTPRINT., 3 STORY, 40 FEET HIGH, EXISTING CONSTRUCTION
CONSTRUCTION TYPE:	TYPE III-B (SECT. 602.5), MASONRY EXTERIOR BEARING & WOOD FRAME
OCCUPANCY GROUP:	B - PROFESSIONAL SERVICES - ROCK RIVER TENANT: 8,043 S.F.
ALLOWABLE BUILDING SIZE:	GROUP B: 75' HIGH (TABLE 504.3), 4 STORIES (TABLE 504.4), 57,000 SF (TABLE 506.2)
HEIGHT MODIFICATIONS:	N/A
AREA MODIFICATIONS:	N/A
FIRE SPRINKLER PROVIDED:	NFPA 13 (903.3.1.1)
OCCUPANT LOAD:	ROCK RIVER TENANT: 8,043 S.F. BUSINESS @ 100 G.S.F./OCCUPANT = 80 OCCUPANTS (TABLE 1004.1.2)
MINIMUM EXITS REQUIRED:	(2) 3'-0" WIDE EGRESS DOORS PER TENANT SPACE (TABLE 1006.3.1)
TRAVEL DISTANCE:	300 FEET TRAVEL DISTANCE (TABLE 1017.2)
STORIES W/ (1) EXIT:	49 OCCUPANTS AND 75 FEET TRAVEL DISTANCE (TABLE 1006.3.2(2))
EXIT SEPARATION:	1/3 MAXIMUM DIAGONAL MEASUREMENT OF SPACE
EXITS PROVIDED:	SEE PLAN FOR LOCATIONS
FIRE RESISTANCE RATING:	1 HOUR FIRE RATED STAIR AND ELEVATOR SHAFT WALLS - 60 MINUTE FIRE RATED OPENINGS SEAL ALL PENETRATIONS IN FIRE RATED WALLS PER CODE USE FIRE RATED PUTTY PADS BEHIND OUTLETS IN FIRE RATED WALLS PER CODE
EMERGENCY & EXIT LIGHTS:	SEE REFLECTED CEILING PLAN AT ALL EXITS WITH BATTERY BACK UP LIT PATH TO PUBLIC WAY (INSIDE & OUTSIDE) -VERIFY WITH FIRE DEPARTMENTS
FIRE EXTINGUISHERS:	MEDIUM HAZARD (1 PER 3000 S.F. MAX) TABLE 906.3(1) VERIFY TENANT BUILD-OUT MULTI-PURPOSE PORTABLE FIRE EXTINGUISHERS 2A-10BC MINIMUM IN SIZE TO BE INSTALLED AND MAINTAINED ACCORDING TO 2015 INTERNATIONAL FIRE CODE (IFC) SECTION 906 AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 10 - VERIFY WITH FIRE MARSHAL FOR LOCATIONS 75 FEET MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER CLASS K EXTINGUISHER LOCATED WITHIN 30' OF COMMERCIAL COOKING EQUIPMENT
HANDICAP ACCESSIBLE BUILDING:	PER CHAPTER 11 ACCESSIBILITY & ADA CODE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES THAT APPLY TO THIS CLASS OF WORK.
- THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR THE BUILDING PERMIT.
- ALL ITEMS AND MATERIALS INDICATED ON THE DRAWINGS OR REQUIRED FOR A COMPLETE INSTALLATION BUT NOT HEREIN SPECIFIED SHALL BE FURNISHED AND INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR ALL MOUNTED EQUIPMENT, ACCESSORIES, FIXTURES, ETC.
- PATCH AND REPAIR ALL WALLS, CEILINGS, FLOORS, ETC. DAMAGED PRIOR TO OWNER MOVE-IN.
- ALL TIMBER USED SHALL BE AS SPECIFIED UNDER THE STRUCTURAL SPECIFICATIONS. ALL LUMBER USED AT ROOF OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPB STD. LF-2.
- ALL CUTTING AND PATCHING SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE VARIOUS TRADES INVOLVED. NO EXCESSIVE CUTTING WILL BE PERMITTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER.

MECHANICAL, ELECTRICAL, PLUMBING

- ALL MECHANICAL, ELECTRICAL & PLUMBING WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES.
- EACH CONTRACTOR IS RESPONSIBLE FOR ANY FEES, TAPS, AND PERMITS NECESSARY FOR THEIR PARTICULAR WORK.
- ANY ADDITIONAL DRAWINGS, DIAGRAMS, DETAILS, ENGINEERING STAMPS, ETC. REQUIRED TO OBTAIN MECHANICAL, ELECTRICAL OR PLUMBING PERMIT IS UP TO THE INDIVIDUAL CONTRACTOR.
- WORK TO INCLUDE ANY AND ALL FINAL CONNECTIONS TO EQUIPMENT, INCLUDING EQUIPMENT FURNISHED BY OTHERS.

APPLICABLE CODES

- Building: 2015 International Building Code with Local Amendments, refer to City Code Chapter 15.12
- Electrical: 2017 National Electrical Code with Local Amendments, refer to City Code Chapter 15.16
- Plumbing: 2018 State of Iowa Uniform Plumbing Code with Local Amendments, refer to City Code Chapter 15.28
- Mechanical: 2018 International Mechanical Code with Local Amendments, refer to City Code Chapter 15.24
- International Energy Conservation Code IECC
- NFPA 54, Fuel Gas Code, Current Edition

PROJECT DIRECTORY

Street Address
220 Emerson Place
2nd Floor
Davenport, IA 52801

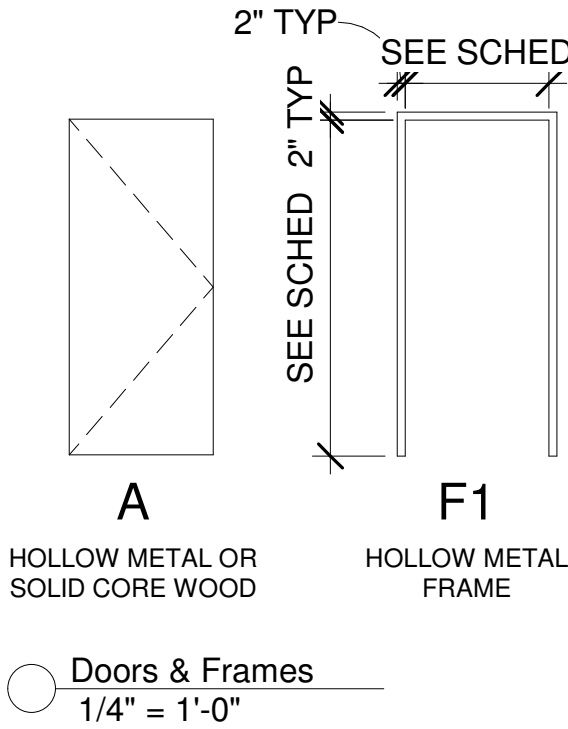
Local Jurisdiction
City Of Davenport Building Department
3635 4th Avenue
Davenport, Iowa 52806
309 524-2370

DOOR NOTES:

- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
- IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- ALL EGRESS DOORS TO BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
- DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF (1/2") INCH IN HEIGHT AND SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET FORCE AND SWEEP PERIOD REQUIREMENTS. VERIFY HARDWARE W/ TENANT - PROVIDE PANIC HARDWARE AT EGRESS

-ABBREVIATIONS:
ALUM. - ALUMINUM
SC - SOLID CORE
PF - PREFINISHED
H.M. - HOLLOW METAL
PT - PAINT

Door Schedule											
Door							Frame		HDW. GRP.	Fire Rating	Comments
Mark	Door Type	Width	Height	Thickness	Material	Finish	Type	Material	Finish		
201		3' - 0"	6' - 8"	0' - 1 3/4"							

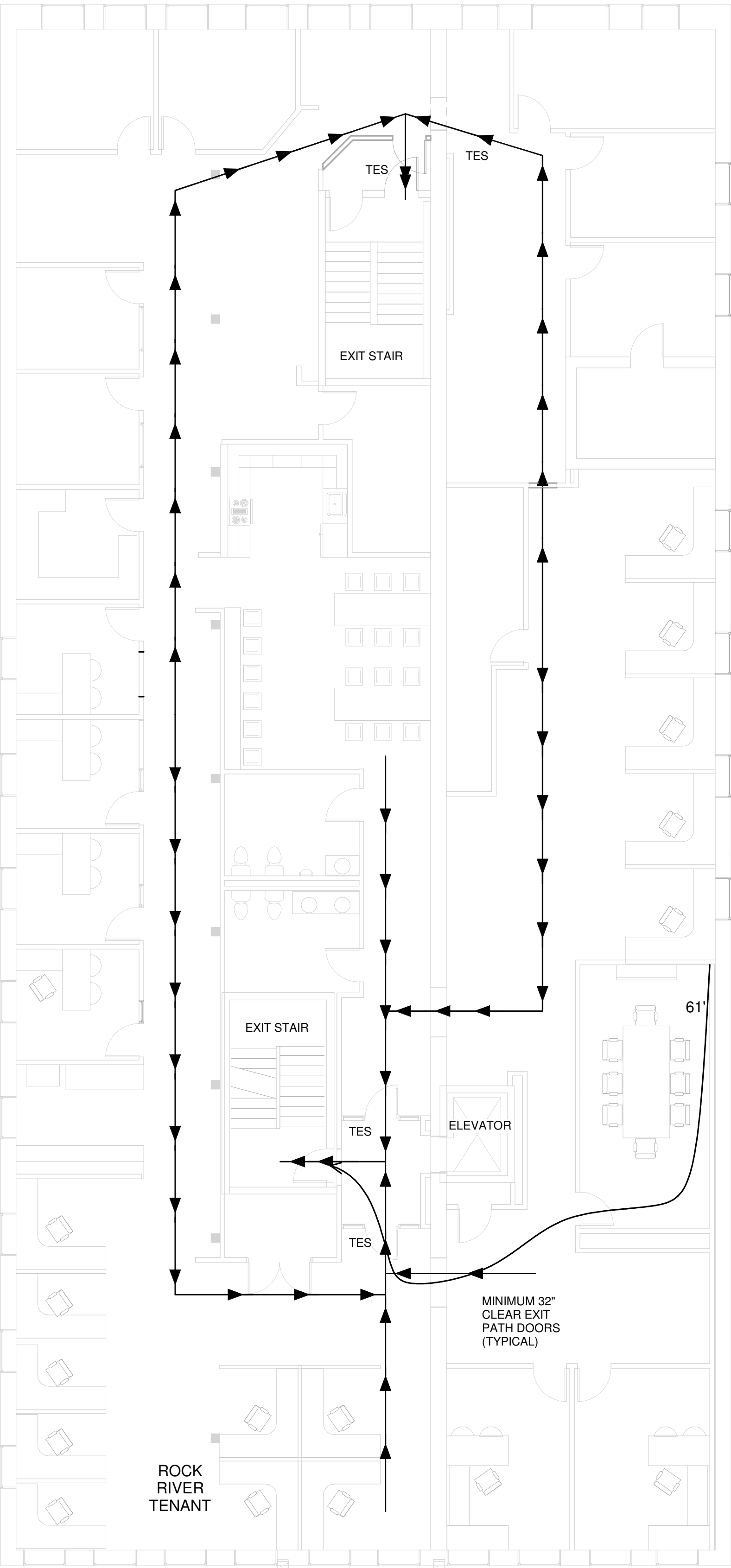


DOOR AND FRAME SCHEDULE NOTES:

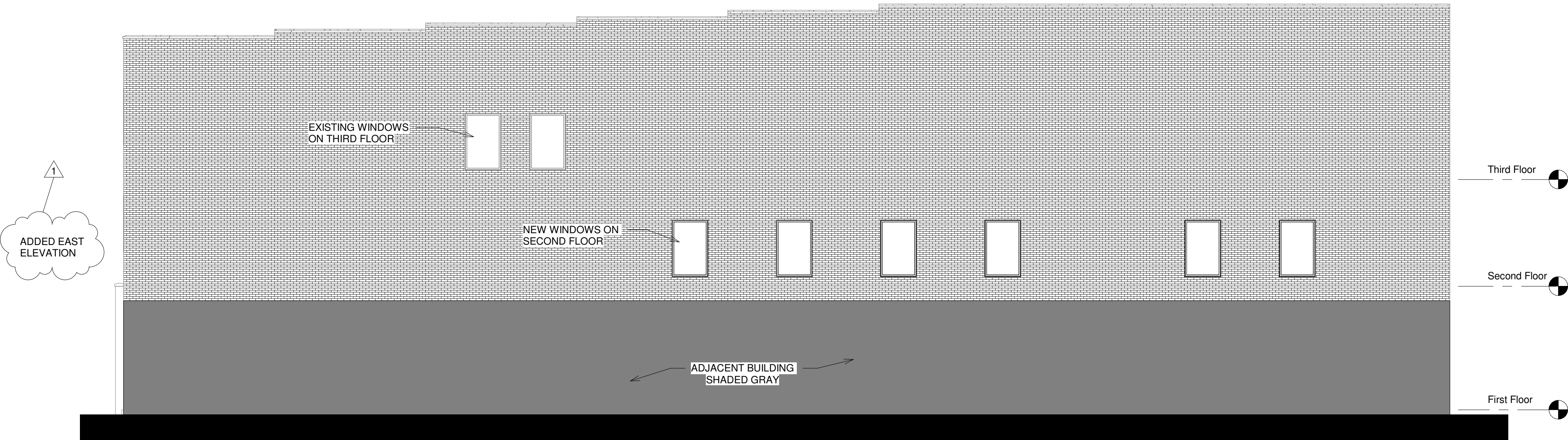
- DIMENSION OF ALL OPENINGS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
- ALL EXTERIOR FRAMES SHALL BE INSTALLED WITH 1/4" SHIM AND SEALANT AROUND PERIMETER OF FRAME.
- GLASS TYPES FOR DOORS ARE INDICATED ON THE DOOR TYPES ELEVATIONS. GLASS TYPES FOR FRAMES ARE INDICATED ON THE FRAME ELEVATIONS.
- SEE SPECIFICATIONS FOR ADDITIONAL HARDWARE REQUIREMENTS.
- DOOR HARDWARE COMPLETE BY DOOR SUPPLIER AT ALUMINUM DOORS & FRAMES.

HARDWARE GROUPS

HARDWARE SET #1
3 EA. HINGES
1 EA. PANIC SET
3 EA. METAL DOOR SILENCERS
1 EA. DOOR CLOSER
1 EA. WALL STOP
1 EA. GASKET
1 EA. ADA METAL THRESHOLD



TES = TACTILE EXIT SIGN



② East Elevation
1/8" = 1'-0"



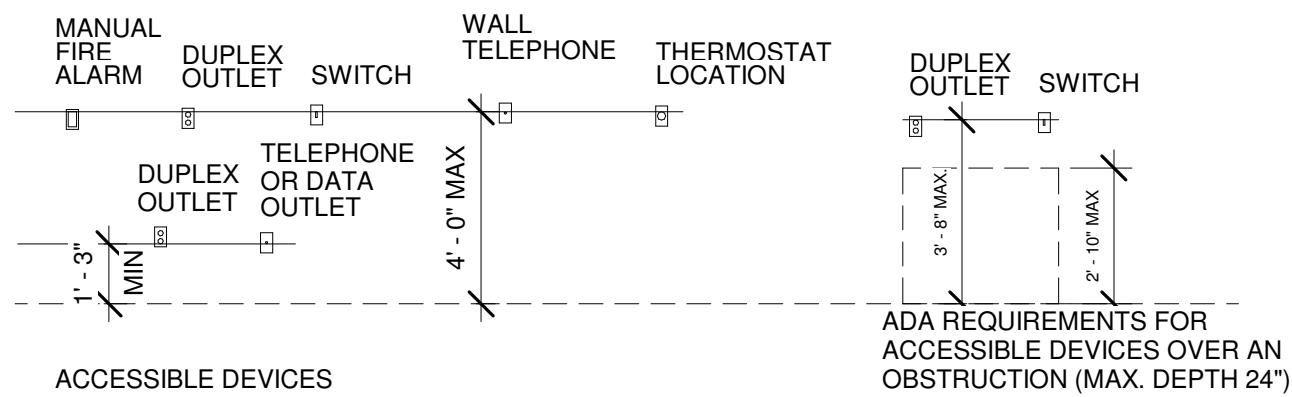
① Second Floor Life Safety Plan
1/8" = 1'-0"

Code Review

Current Revision
Date: 5-29-24

DATE
15 August 2023

A0
PROJECT NO.
#09123



REQUIRED COMPLIANCE FOR:

- LIGHT SWITCHES FOR CONTROLLING ALL ROOM LIGHTS
- ELECTRICAL OUTLETS
- ENVIRONMENTAL CONTROLS: THERMOSTATS AND CONTROLS FOR OTHER HEATING, AIR-CONDITIONING AND VENTILATION SYSTEMS

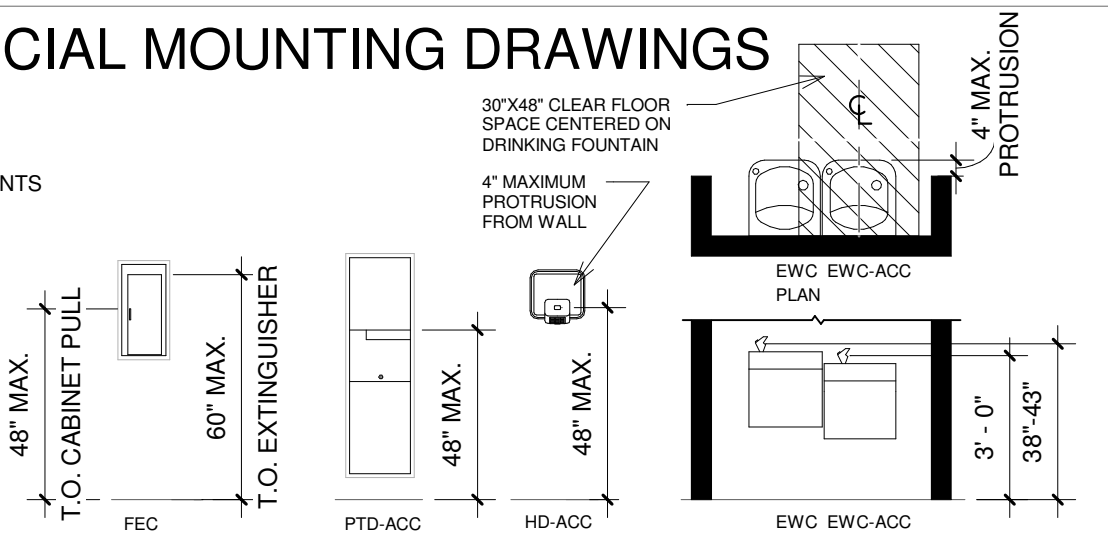
NOT REQUIRED FOR:

- APPLIANCE CONTROLS
- OUTLETS DEDICATED FOR SPECIFIC APPLIANCES

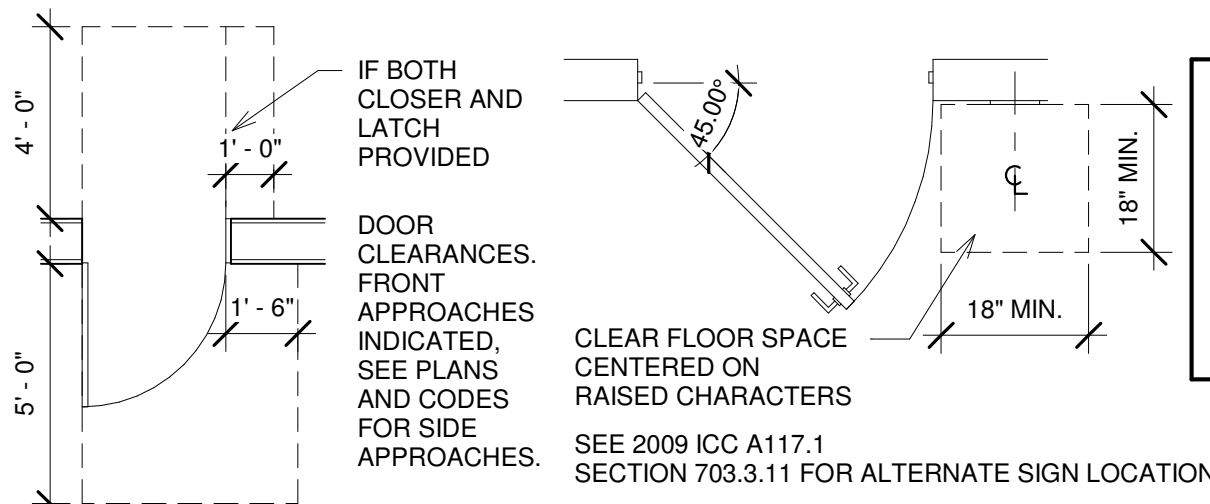
TYPICAL ADA COMMERCIAL MOUNTING DRAWINGS

ALL FINISHES TO BE PER TENANT FINISH REQUIREMENTS
NOTE: ALL TOILET AND BATH ACCESSORIES TO BE MOUNTED PER ALL APPLICABLE ACCESSIBILITY REQUIREMENTS.

ABBREVIATIONS:
ACC ACCESSIBLE
LV LAVATORY
FEC FIRE EXTINGUISHER CABINET
PTD PAPER TOWEL DISPENSER
WC CLOSET
SND SANITARY NAPKIN DISPENSER
TPD TOILET PAPER DISPENSER
HD HAND DRYER
EWC ELECTRIC WATER COOLER

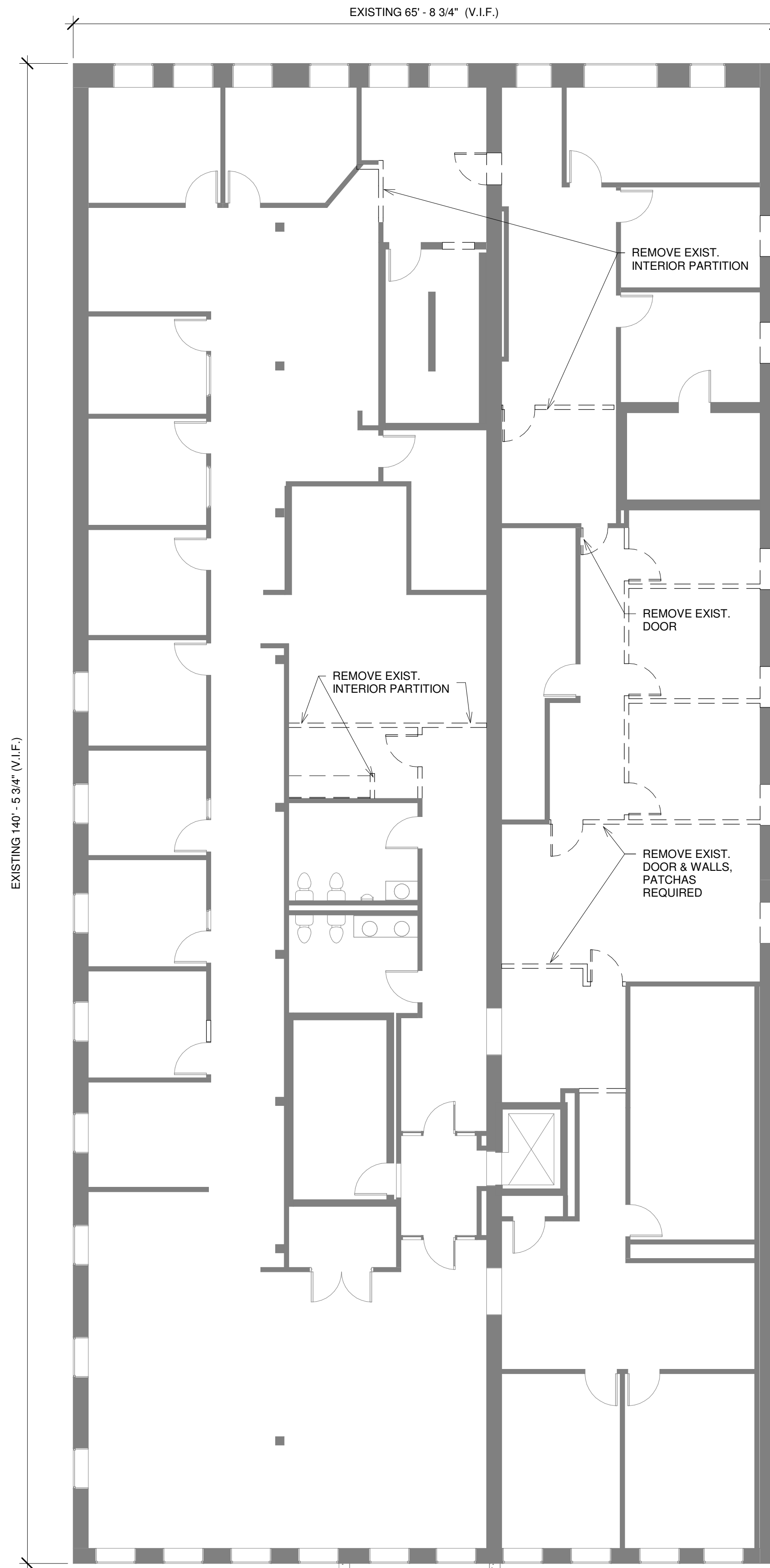


1. ALL SIGNAGE SHALL CONFORM WITH CODE ICC 2009 A117.1 ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF AND BRAILLE REQUIREMENTS.
2. SIGNAGE: AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER APPLICABLE BUILDING CODE.
3. TACTILE EXIT SIGNAGE: A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR.
4. A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.
5. CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND.
6. SIGNS TO INCLUDE BRAILLE AND CHARACTERS AS DEFINED BY CODE ICC 2009 A117.1.
7. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
8. HAZARD IDENTIFICATION, NUMBERED AND COLOR-CODED "FIRE DIAMOND" IDENTIFIES THE RISK OF HAZARDOUS MATERIALS, AS SPECIFIED IN NFPA 704.
9. "NO SMOKING" SIGNS ARE TO BE POSTED IN CONSPICUOUS LOCATIONS IN EACH LOCATION IN WHICH SMOKING IS PROHIBITED.
10. FIRE CABINET EQUIPMENT IDENTIFIED BY APPROVED SIGNAGE. SIGN IS TO BE PERMANENTLY ATTACHED WITH LETTERS NOT LESS THAN 2 INCHES HIGH IN A COLOR THAT CONTRASTS WITH THE BACKGROUND COLOR.
11. "AUTOMATIC SPRINKLERS" OR "STANDPIPES" OR "TEST CONNECTION". A METAL SIGN WITH RAISED LETTERS IS TO BE MOUNTED ON ALL BUILDING FIRE DEPARTMENT CONNECTIONS.
12. BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICAION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AND FROM ALL REAR ALLEYSWAYS / ACCESS. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND; COLOR SELECTION SHALL ACCOMMODATE ALL LIGHTING CONDITIONS. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. STREET ADDRESS NUMBERS SHALL BE A MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. UNIT/SUITE/REAR/ALLEY NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
13. "FIRE AND/OR SMOKE BARRIER PROTECT ALL OPENINGS" ANY WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS IS TO BE PERMANENTLY IDENTIFIED WITH SIGNS.

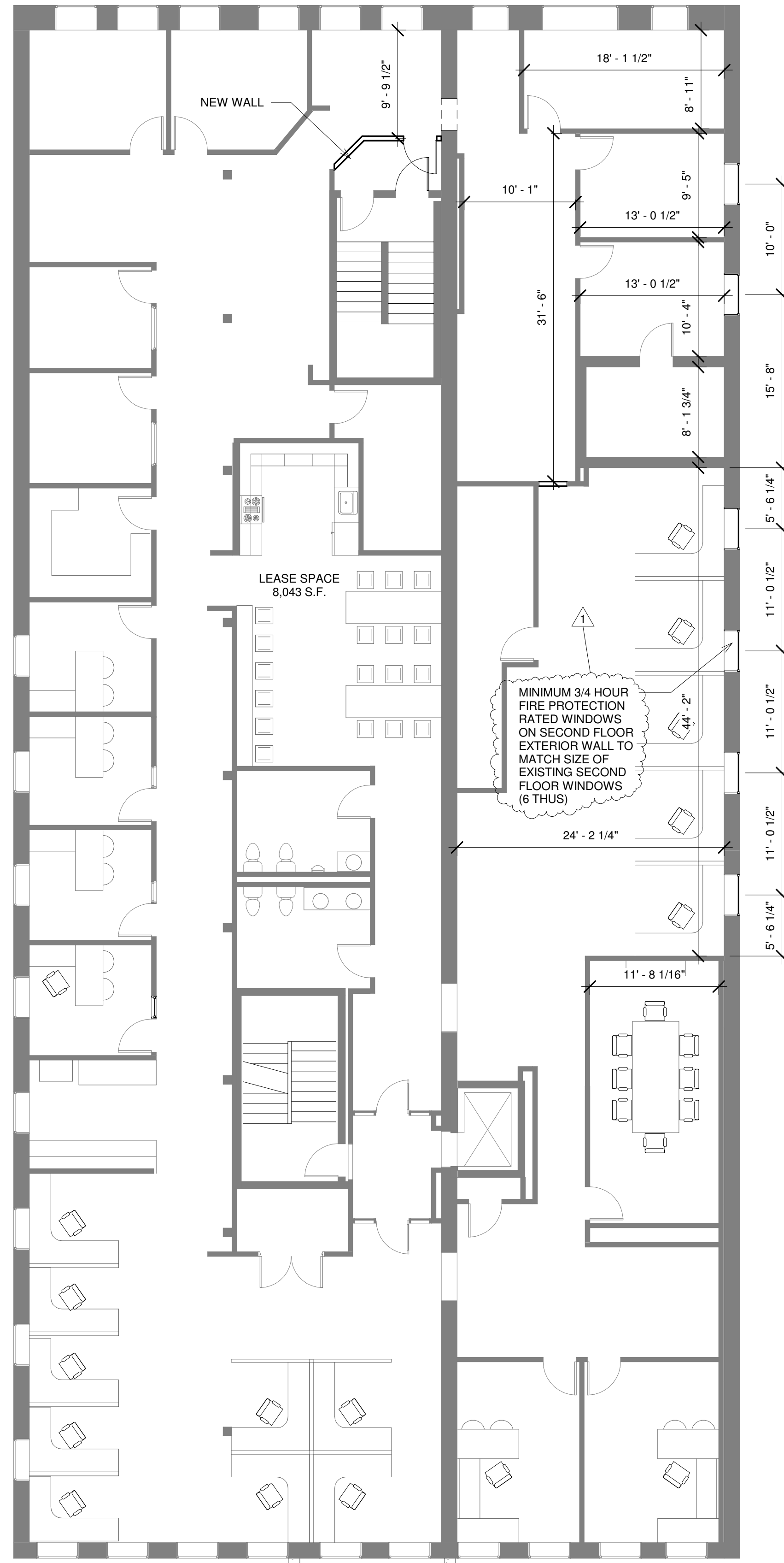


RAISED CHARACTERS AND BRAILLE SHALL BE 48" MINIMUM A.F.F., MEASURED TO THE BASELINE OF THE LOWEST RAISED CHARACTER AND BRAILLE CELLS AND 60" MAXIMUM A.F.F., MEASURED TO THE BASELINE OF THE HIGHEST RAISED CHARACTER AND BRAILLE CELLS

1 Second Floor Demo Plan
1/8" = 1'-0"



NOTE: EXISTING WALL DIMENSIONS ARE APPROXIMATE



2 Second Floor Plan
1/8" = 1'-0"

220 Emerson Place

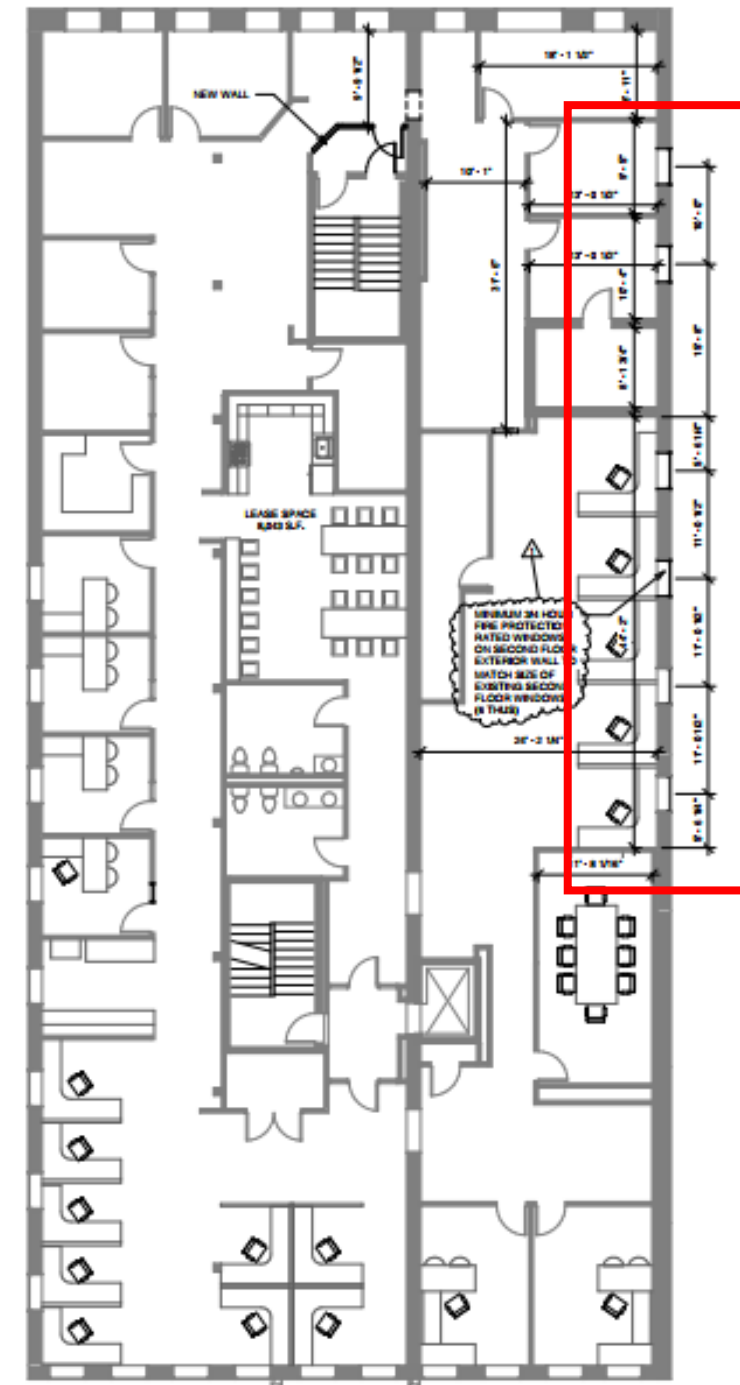
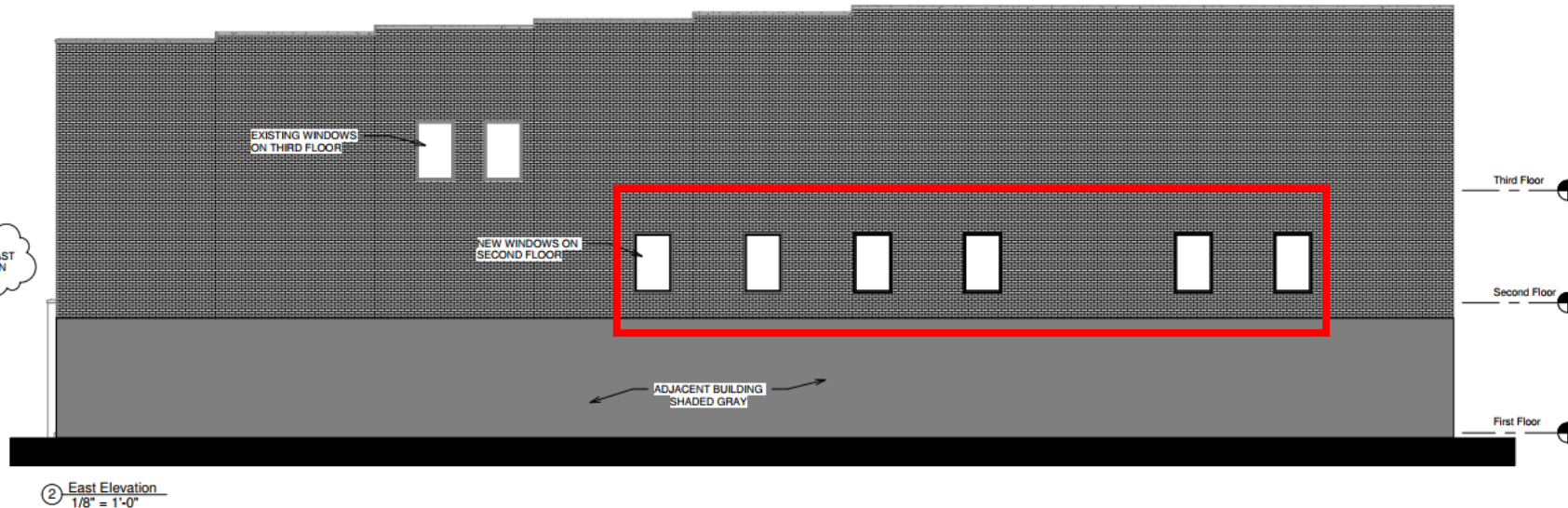
DAVENPORT
IOWA | USA

- Multi-Tenant Office & Retail Building
- Frontage on 2nd Street & Emerson Alley
- New Tenant: Rock River Family Office



Design Request

- Install 6 New Windows on 2nd Floor
- Tenant Space Remodel for Rock River Family Office
- Location: East Elevation
- Windows to Match Existing 3rd Floor Units



Limited Visibility at Pedestrian Level

DAVENPORT
IOWA | USA

View from Pershing Avenue



View from 2nd Street

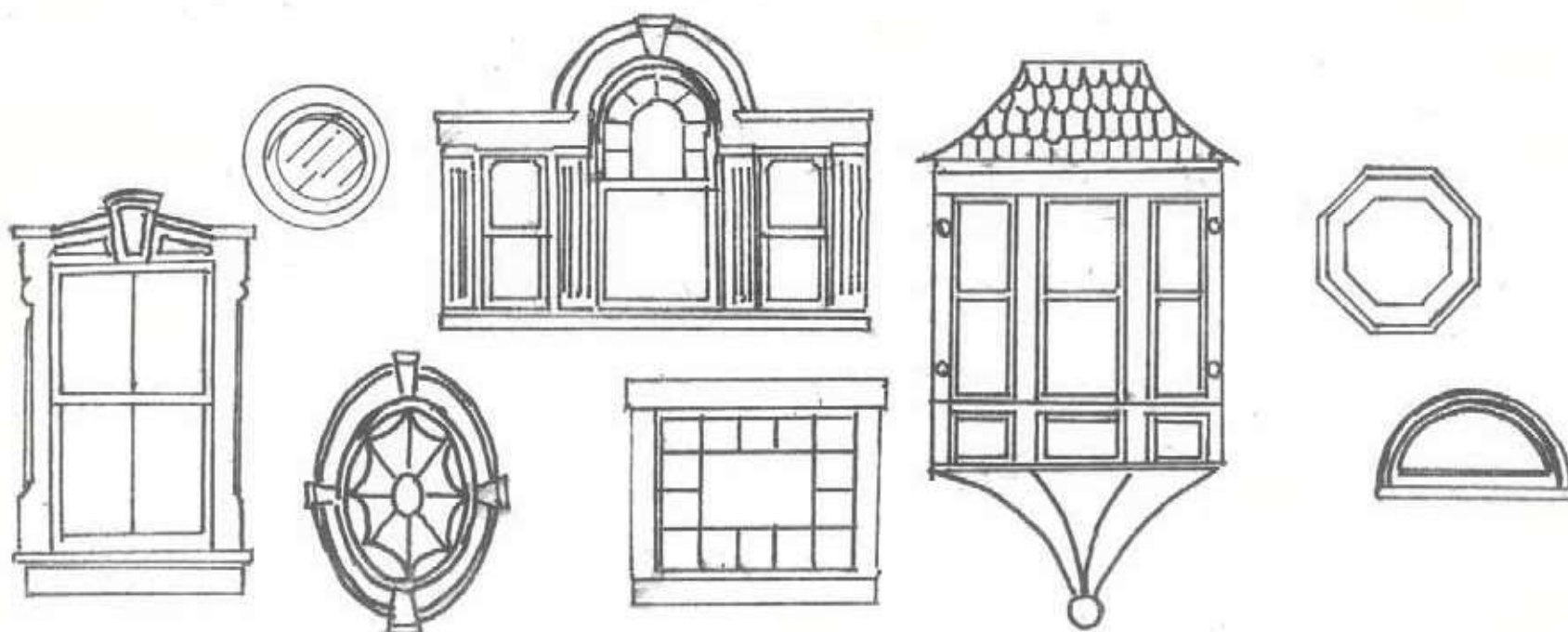


Limited Visibility at Pedestrian Level

DAVENPORT
IOWA | USA



Windows



Windows make an important contribution to the character of a building. Their size, shape, type and ornamentation reflect the building's style. The rhythm created by the placement of windows (either symmetrically or asymmetrically) enhances that architectural style.

Historically, windows served as a functional means of providing light and air circulation within a structure. Over time the development of the glass making process provided for larger panes (or lights) with a variety of hues and textures. During the Victorian era glass making graduated to a fine art. Fancy, beveled, etched, frosted, curved and art (stained) glass embellished many buildings.

The double hung sash is the most common window type. This window has two vertically-movable sections (sash) set in one frame and can feature one or several panes per sash. All windows need regular maintenance. Eventually age and use will make replacement

necessary. Options for repair, rehabilitation or replacement reflect the degree of deterioration.

Often the condition of deteriorated wood windows looks worse than it really is. Years of use, water accumulation and insects can cause deterioration. Windows also often have broken sash cords or sashes that have been painted shut. (These problems can easily be repaired). Generally, the sill and lower rail are in the worst condition as they are the most impacted by water over time. Typically, replacement pieces can be spliced into the old. Also, there are modern epoxies that can repair rotted wood.

If the sashes (the movable parts of a window) are deteriorated but the balance of the window is sound consider just replacing the sash. Several manufacturers provide custom-sized replacement window sashes to match historic window sashes. This can be a very affordable alternative to replacing the entire window unit and maintains the character of the building.

If windows need to be replaced the appropriate replacement window should be carefully considered. These standards allow aluminum and vinyl clad replacement windows as well as wood. Replacement units, however, should maintain the character of the units they are replacing. The replacement window should exactly fit the original opening. Using a smaller "off the shelf" window and filling the balance of the opening with plywood or some other material is not acceptable. Similarly, if the original window had an arched or circular top, the replacement window should have an arched or circular top. Generally the window should also have the same number and arrangement of panes or lights and the lights themselves should have the same proportions. Sometimes manufacturers have snap-on muntins which can be applied to a one over one sash to make it look like a six over one sash, etc. This is acceptable if the muntins and windows look realistic. Window

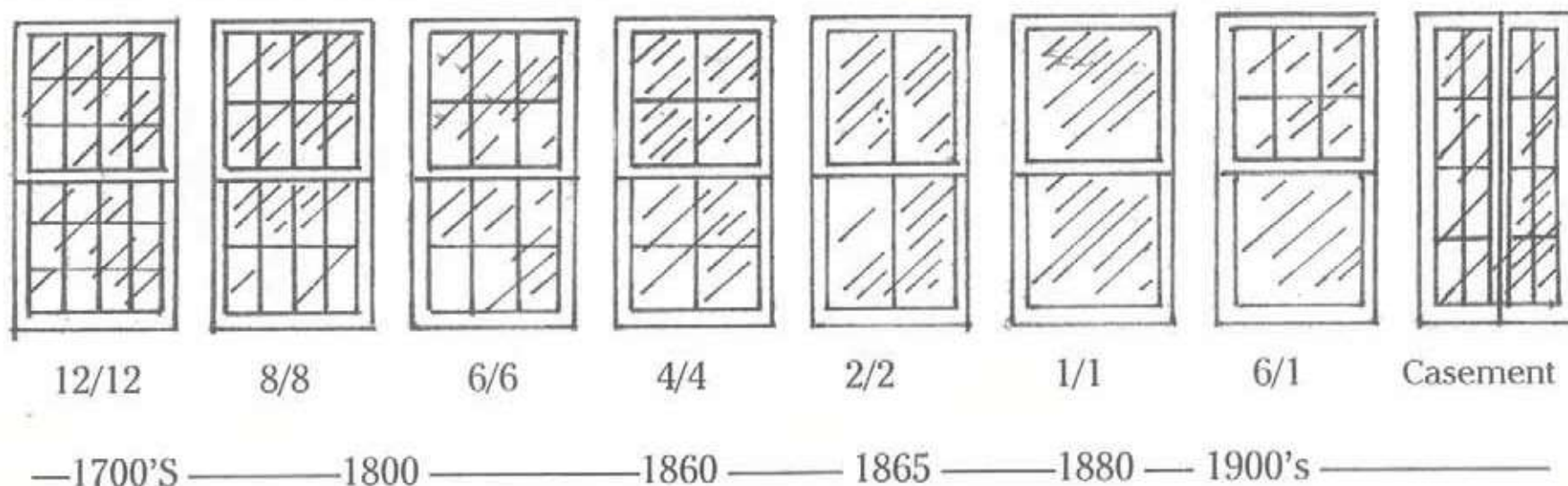
manufacturers can sometimes recreate the exact profile of an historic window. For the purposes of these standards a similar look is all that is required. This includes the use of brick mold when it is appropriate. The appearance of depth commonly associated with historic windows is an important attribute.

Decoration, such as window caps or hoods, are also very important features which should always be preserved.

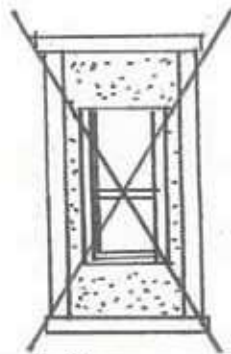
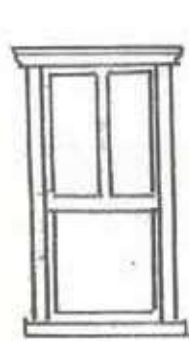
For the purposes of these standards, tinted or mirrored glass should be avoided on older or Victorian style buildings.

With regards to color, wood windows, of course, can be painted in any color. When using aluminum windows, a raw metal finish is not allowed under most circumstances. Many companies have replacement windows available in a range of colors. Darker colors often work better than light.

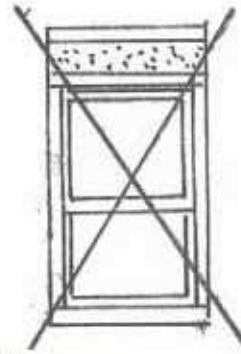
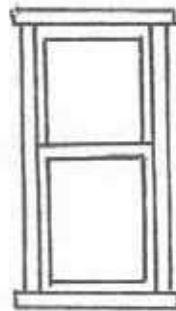
Common Sash Arrangements—Over time manufacturers learned to make larger and larger panes of glass.



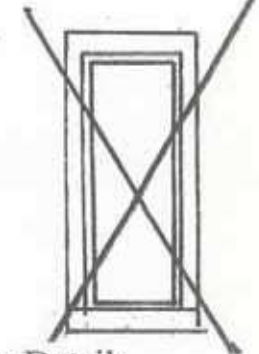
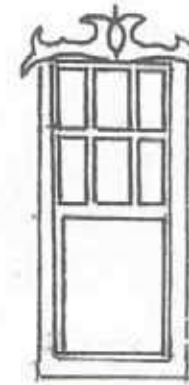
Windows



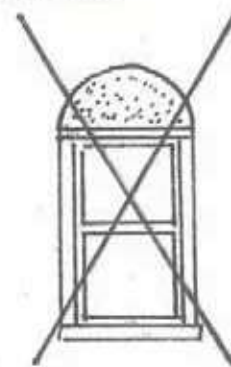
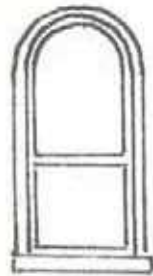
Overall Size



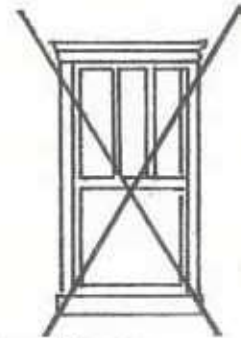
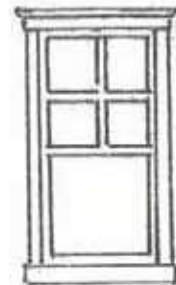
Overall Size



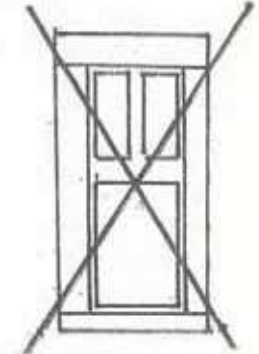
Decorative Details



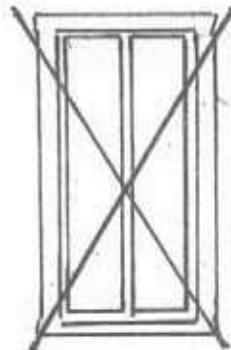
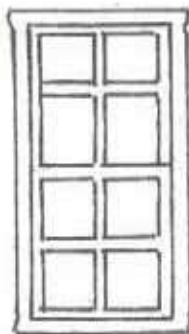
Shape



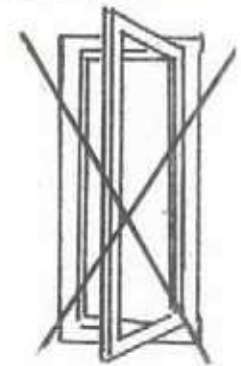
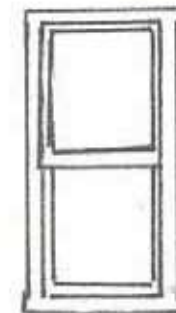
Number of Panes



Component Size



Arrangement of Panes



Type of Operation

These various rules should in most instances apply. There can, however, be exceptions for good cause. The visibility of windows from public streets can be a consideration. The views of street facades are most important. It may, however, make sense to raise a window on the side of a building if it cannot be readily seen by the public and it is necessary to make the kitchen counter layout in a residential loft work. Also, larger windows, even balconies, may in some cases, be appropriate to take advantage of a river view. Design changes of this nature must be part of a sensitive design for the entire building.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
6/24/2024

Subject:

Case DR24-07: Request for Design Review, C-D Downtown Zoning District; Site improvements at 329 East 4th Street. Redband Coffee Company, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR24-07 be approved in accordance with the submitted work write-up and subject to the following conditions:

1. The drive-thru window on the south elevation shall fit within the existing opening and match the remaining windows in material and color.
2. The trash enclosure and storage area shall be fully enclosed on three sides by a solid red brick wall, a minimum of 6 feet and a maximum of 8 feet in height. The enclosure must be gated. Such gate must be solid and a minimum of 6 feet and a maximum of 8 feet in height.
3. A formal landscape plan shall be reviewed and approved by City staff.

Background:

Design Request:

Redband Coffee Company, located on the southwest corner of 4th Street and Iowa Street, submitted a request to reconfigure the drive-thru. Due to popularity and limited stacking spaces, vehicles often overflow onto 4th Street while waiting in line at the drive-thru. To address this issue, the property owner submitted a new site layout to better mitigate traffic impacts. The proposed design shifts the driveway entrance further west on 4th Street. This will result in the installation of new brick streetscaping elements as the old driveway is removed. The new location enables a longer drive aisle lane that can accommodate eight vehicles. The current configuration has stacking space for only three vehicles. In addition, the number of off-street parking spaces is being increased from seven spaces to nine with the redesign. Staff view both the expanded drive-thru lane and enlarged parking lot as beneficial to the downtown as customers are relocated onto private property rather than within travel lanes. Removing customers from 4th Street will be paramount following the conversion from one-way to two-way traffic.

Minor changes are proposed to the building's facade. Since the drive-thru lanes are reconfigured, the existing window on the west elevation will no longer be used. Instead, a new drive through window will be installed on the south elevation in place of an already existing standard window. Staff recommend the replacement window fit within the existing opening and be of the same material and color as the remaining windows.

There is an outdoor patio/garden located behind the business, adjacent to the railroad tracks.

The reconfiguration of the site creates a new seating area in front of the coffee shop. This will be beneficial as customers no longer have to cross the parking lot to access picnic tables. Bringing customers towards the street and storefront will make this corner of the downtown appear more vibrant and inviting. In addition to installing new landscaping, the applicant intends to relocate several of the memorial limestones. The landscaping depicted on the site plan is for reference only. A formal landscape plan will be submitted at a later date for review. Staff are supportive of the conceptual layout and design since it activates an otherwise barren space on the street corner.

The site plan establishes a new trash enclosure and storage area to the west of the parking lot. Based on the project narrative, the business intends to construct a new red brick enclosure around the dumpsters. However, details have not been submitted for review. Given the visibility from 4th Street, staff are recommending a condition requiring the enclosure to be screened with a red brick wall and solid gate. Requiring red brick will integrate the enclosure with the architectural design of the coffee shop.

Redband Coffee Company has a distinctive presence within the downtown. Objectives in the Downtown Design Guidelines are achieved by increasing safety and fostering street level activity. The proposed alterations will improve the functionality of the site while beautifying this corner of the downtown.

Attachments:

1. Application
2. Site Plan
3. Background Materials & Photos



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW
DESIGN REVIEW BOARD

APPLICANT INFORMATION			
Applicant Name	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)		
Address			
City State Zip			
Phone			
Secondary Phone			
E-Mail Address	APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED) <i>Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work:</i> • New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way • New parking lots, fencing/walls, landscaping, or alterations of • Sign installation or alteration • Streetscaping element installation within the public right-of-way		
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the design review board calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. Type Applicant's Name here to serve as a signature _____ Date _____		ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail Digital photos of existing building/sign elevations/façades Proposed color building/sign elevations to scale rendering as proposed & depicted on existing building/signs Material specifications: type, dimensions, & color MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) Landscape Plan Grading Plan with 2 foot intervals (if needed) Storage & Mechanical Screening shall be shown * Major Additions & New Buildings may require more extensive information	SUBMITTED
DEVELOPMENT TEAM			
Property Owner			
Address			
Phone	Secondary Phone		
E-Mail Address			
Project Manager/Other			
Address			
Phone	Secondary Phone		
E-Mail Address			
Formal Procedure			
Application Fee: NONE			
(1) Application: • Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. • The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.</u>			
(2) Scope of Board's Consideration: • Only work described in the application may be approved. • If insufficient information exists to make a proper judgment on the application, the Board may continue the consideration a maximum of three regularly scheduled consecutive meetings, excluding applicant requested continuances.			
(3) Post Board Ruling: • If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. • Design approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration. • Appeals to the Board's determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Board's decision.			
Submit this form with attachments to: planning@davenportiowa.com			

Scope of Work

Redband Coffee New Drive-thru - Downtown Davenport

Redband Coffee is working with Valley Construction and RTM Engineering Consultants to design and build a new drive thru to replace the old drive-thru located at 329 E 4th St Davenport Iowa 52801. The new drive-thru entrance will be located on 4th street, north of the current drive thru / parking entrance.

8 inch concrete will be poured at the new two lane drive-thru entrance up to the new red brick dumpster enclosure located just right of the new drive-thru entrance.

Beyond the new brick dumpster 6 inch concrete will be poured to create a two lane drive-thru passing south of the Redband Coffee Co. current brick building with a two lane exit out onto Iowa street. We will re-use existing concrete where we can. Eight new parking spaces including a handicap space will be poured just south of the new drive thru.

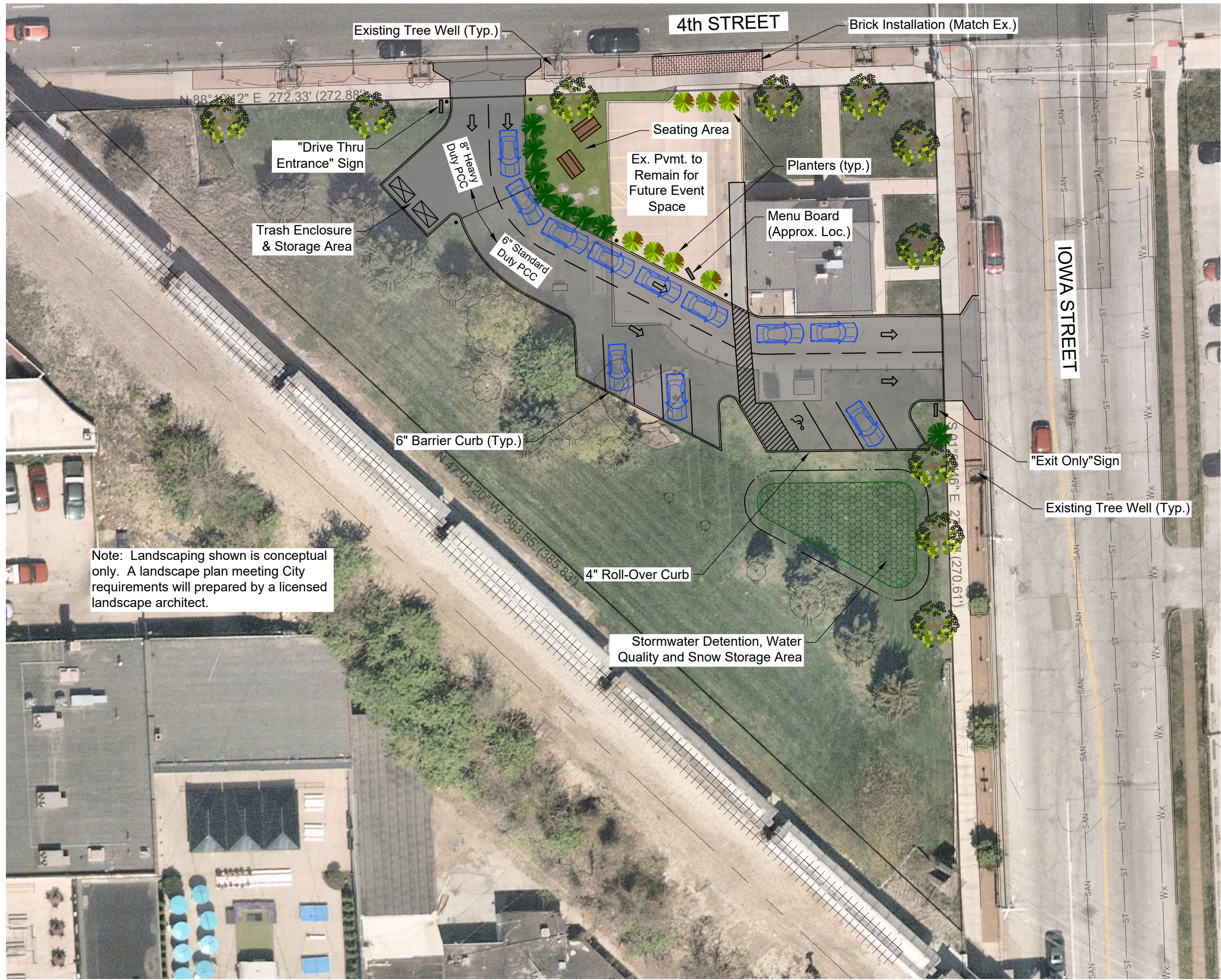
A new drive thru window will be installed on the current Redband building on the south replacing a current standard window.

The current parking lot and drive thru window will not be used when this project construction is completed.

Redband Coffee will create street curbing and red brick streetscape where current 4th street entrance is. At least two new City parking spaces can be created on fourth street when this entrance is closed.

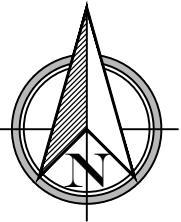
A new landscaped sitting area just north of Redband current parking lot will be created with picnic tables and a few of the limestone memorial rocks from the old sitting area. Our current dedicated water irrigation line will be moved to this sitting area as well (hidden under a fake rock). We have in-ground irrigation for grass around our building area to keep the area green during warm months.

This new drive-thru construction will allow Redband Coffee to stack customer vehicles on their property, not on 4th street. No new signage will be added at this time.



engineering consultants

5137 utica ridge road
davenport, ia 52807
www.rtmec.com



SCALE: 1" = 30'

REDBAND COFFEE
Davenport, Iowa
Site Improvements

rtm project no. 24.011154.2612
designed by: cam
drawn by: cam
checked by:
date: 06.10.2024

Site Plan

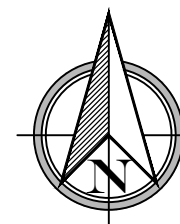


Note: Landscaping shown is conceptual only. A landscape plan meeting City requirements will be prepared by a licensed landscape architect.



engineering consultants

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davenport, ia 52807
www.rtmec.com



SCALE: 1" = 30'

REDBAND COFFEE
Davenport, Iowa
Site Improvements

rtm project no. 24.011154.2612
designed by: cam
drawn by: cam
checked by:
date: 06.10.2024

Site Plan

Redband Coffee Co.

DAVENPORT
IOWA | USA



Site Improvements

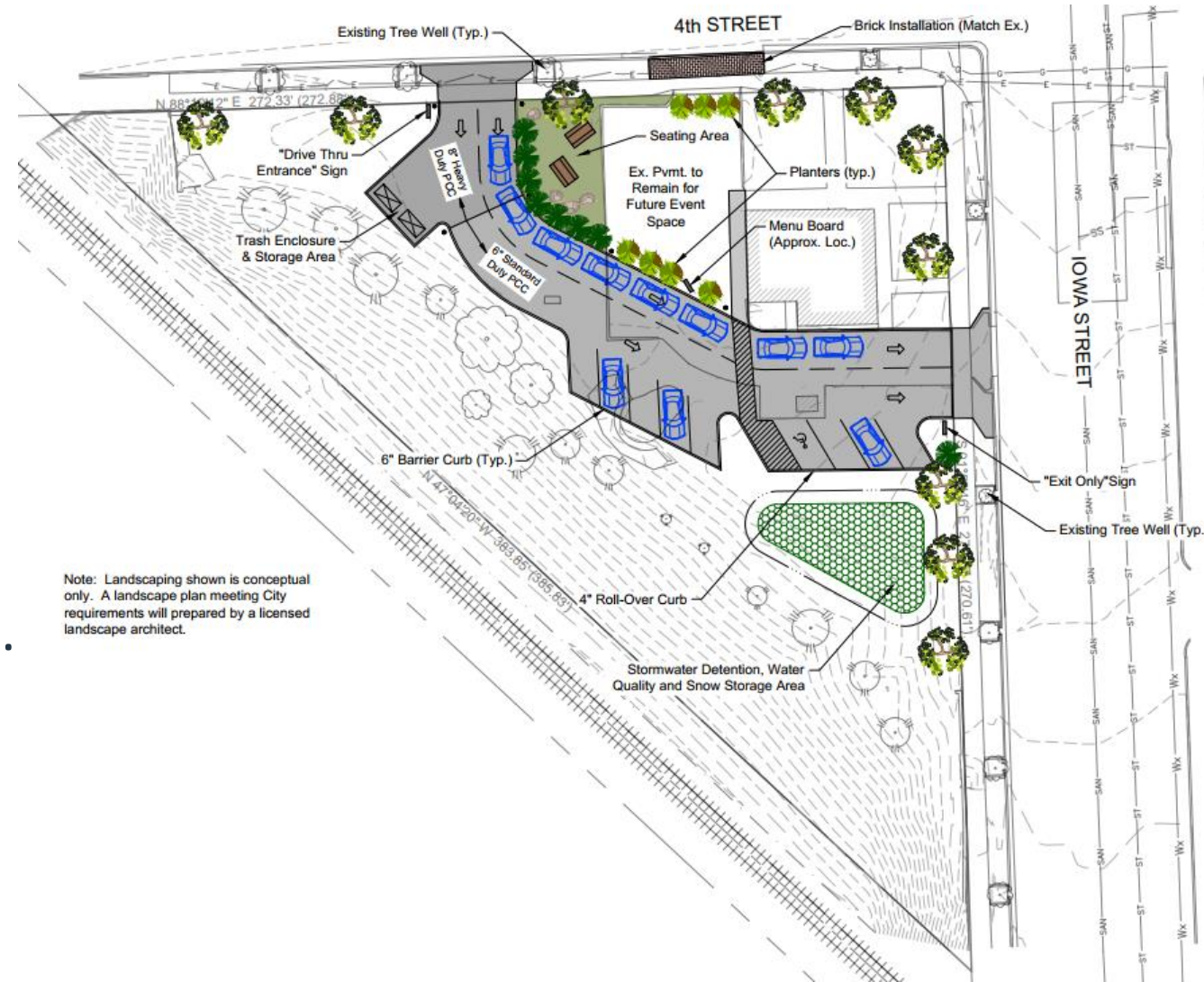
DAVENPORT
IOWA | USA

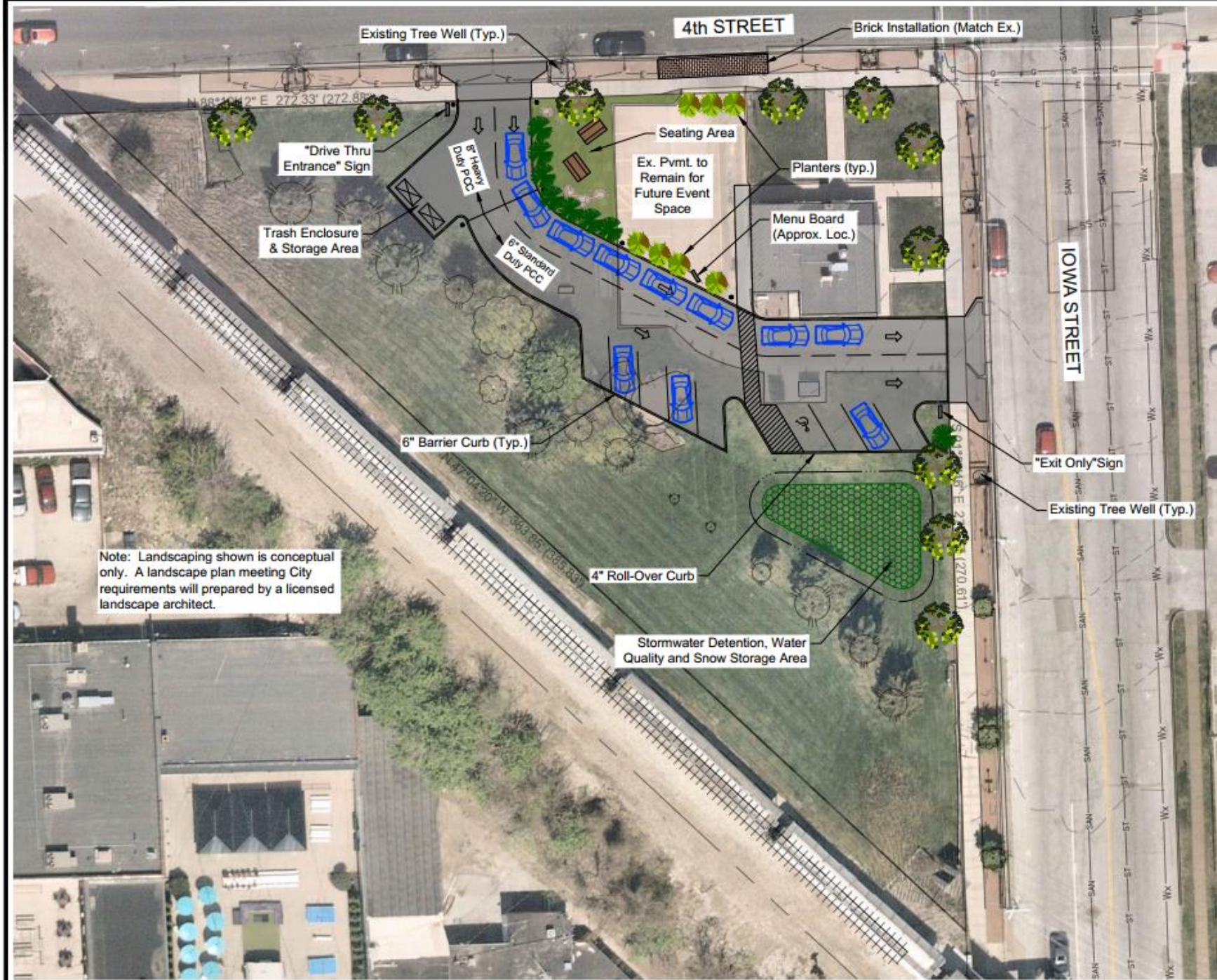
Existing Site:

- Parking Spaces: 7
- Drive-Thru Stacking Spaces: 3 Vehicles
- Unenclosed Dumpster South of Building
- Outdoor Seating Behind Business

Proposed Improvements:

- Parking Spaces: 9
- Drive-Thru Stacking: 8 Vehicles
- Relocate Driveway Further West on 4th St.
- Maintain One-Way Parking Lot
- Enclosed Brick Dumpster Enclosure
- Outdoor Seating in Front of Business
- Install New Landscaping





engineering consultants

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davenport, ia 52807
www.rtmec.com



SCALE: 1" = 30'

REDBAND COFFEE
Davenport, Iowa
Site Improvements

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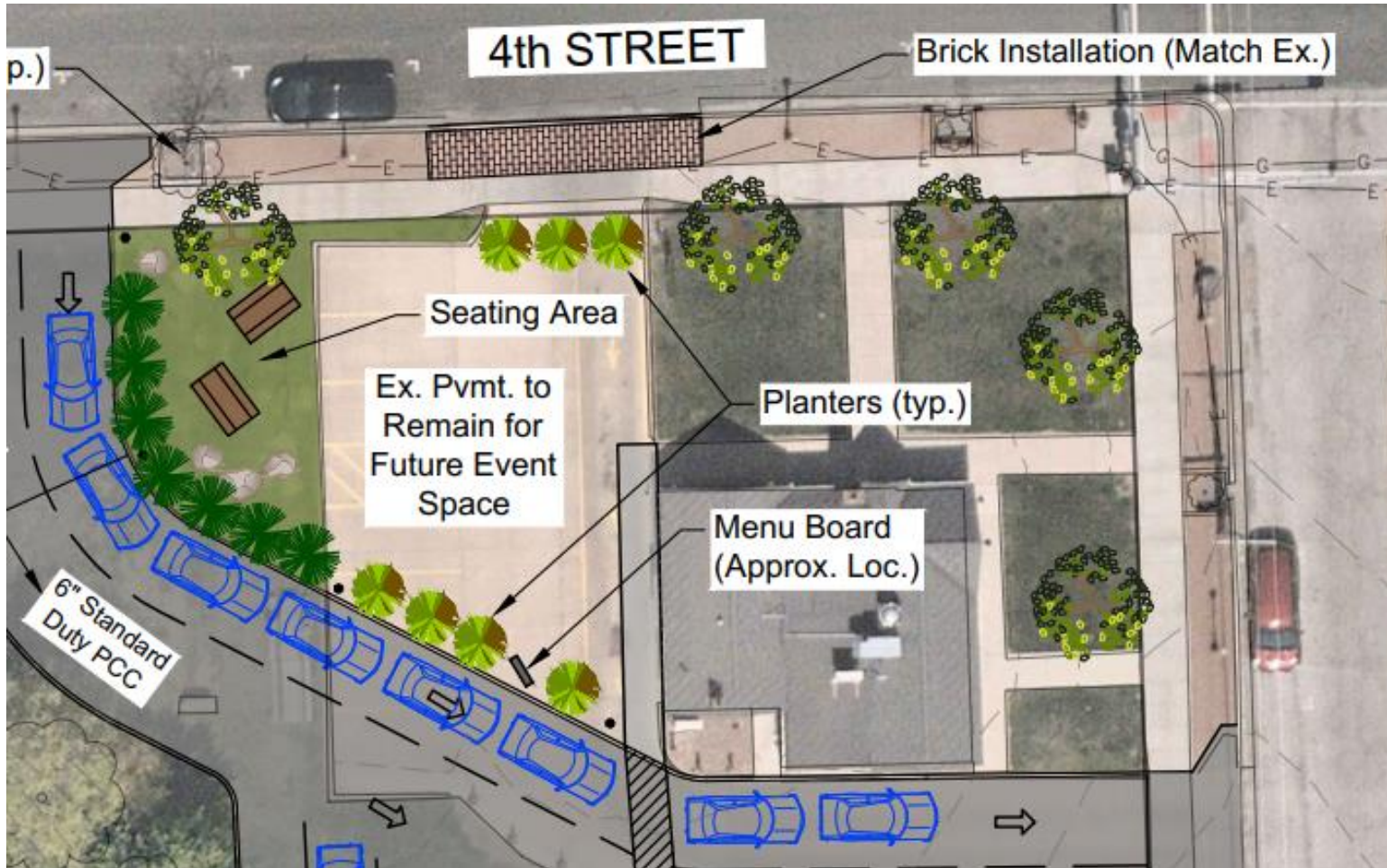
Site Plan

Existing Drive-Thru

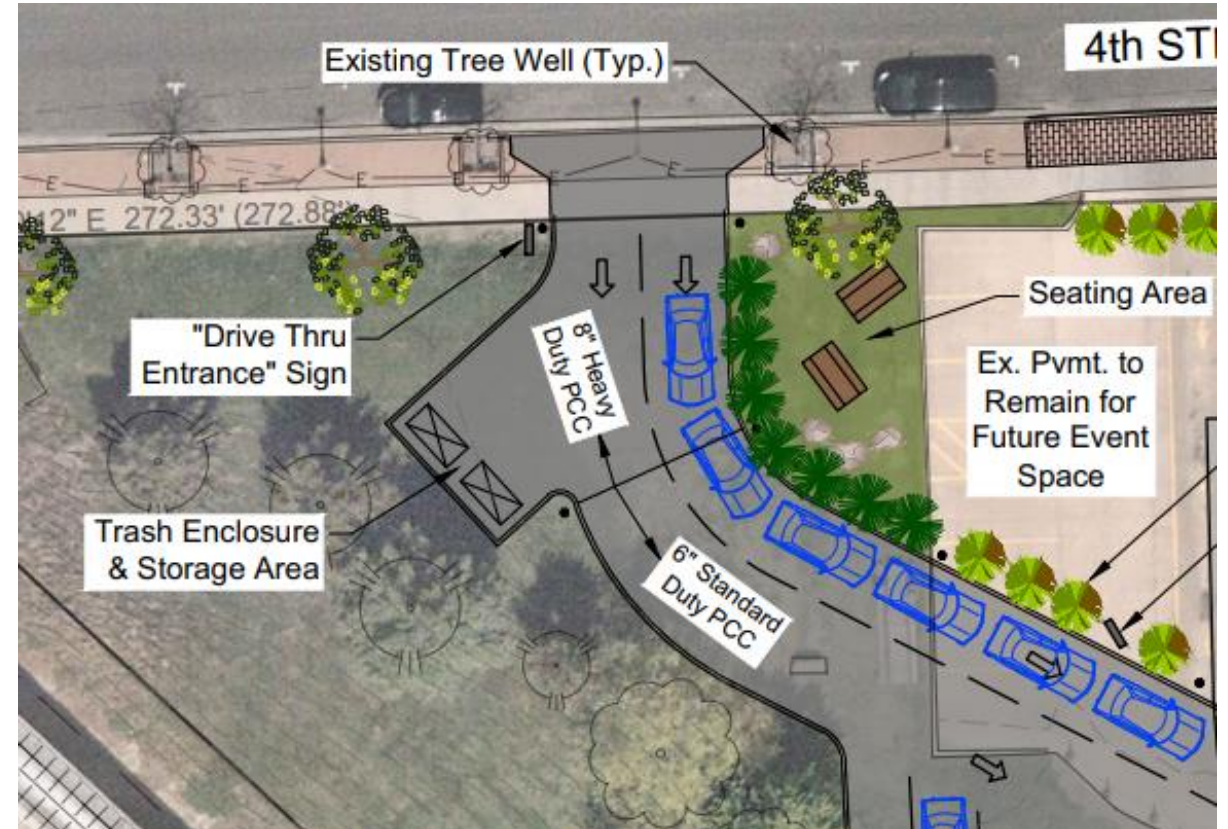
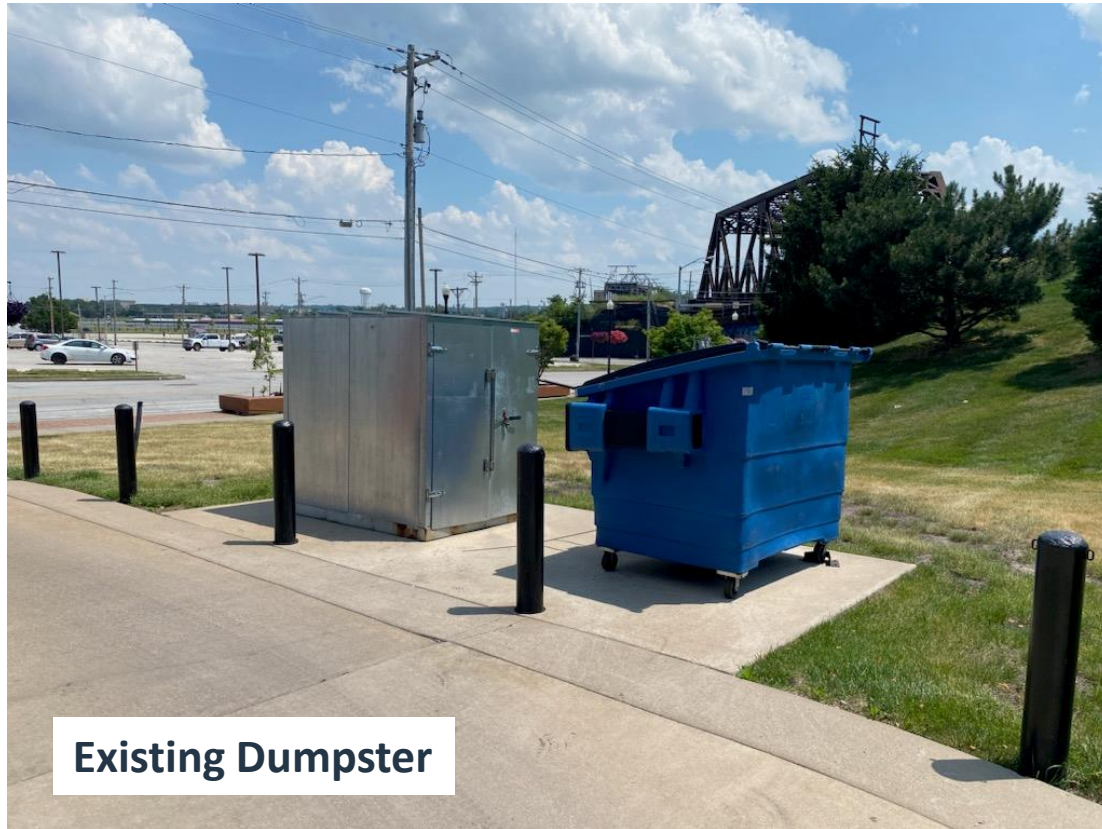
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Outdoor Seating Area



Trash Enclosure



Applicant intends to construct a red brick wall around the trash enclosure & storage area.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
6/24/2024

Subject:

Case DR24-08: Request for Design Review, C-D Downtown Zoning District; Improvements to Emerson Alley. Downtown Davenport Partnership, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR24-08 be approved in accordance with the submitted work write-up and materials.

Background:

Design Request:

The Downtown Davenport Partnership is proposing improvements to Emerson Alley, between Perry Street and Iowa Street. The alley is part of the Davenport Motor Row and Industrial Historic District. A 2022 Streamline Study identified Emerson Alley as a gateway to downtown given its visibility from River Drive and access to the Arsenal Bridge. Emerson Alley is bounded by Bechtel Park to the east and Double Tree Hotel to the west. The proposed design features archways and street lighting to promote nighttime activity, safety, and branding.

Commercial grade festoon lights will be strung across the length of both city blocks. Where available, the LED lights will be mounted onto adjacent structures. Decorative metal poles will be installed at several locations where connections to buildings are not practical, such as where abutting parking lots. To compliment the industrial aesthetic of the historic district, the 20-foot tall steel poles will have decorative cut-outs on two sides. The overhead string lighting not only creates ambiance, but also serves a practical purpose of activating the alley for pedestrian traffic.

To better brand the Davenport Motor Row and Industrial Historic District, gateway signs are proposed at Perry Street and Iowa Street. For consistency, the same decorative metal poles will support the signs. A metal arch, similar in design to the Centennial Bridge, serves as the backdrop for the lettering. "Motor Row & Bucktown" will be inscribed in cursive font. The wording is affixed to a metal banner on the archway. Staff believe the gateway signs create a unique sense of place and will brand this enclave of the downtown.

The Downtown Design Guidelines recommend developing the alley facade. There is a perception that alleys are uninviting and threatening. Like streets, alleys accommodate a variety of needs, such as trash collection, parking, and loading zones. However, alleys should still provide a safe and comfortable pedestrian environment. The Guidelines encourage property owners to enliven alley entrances by adding lighting to enhance visibility and safety. This project not only promotes safety in the downtown, but also reinforces Davenport's unique character.

Attachments:

1. Application
2. Emerson Alley Map
3. Emerson Alley Design Presentation
4. Downtown Design Guidelines-Develop the Alley Facade
5. Downtown Design Guidelines-Design Objectives



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW

DESIGN REVIEW BOARD

APPLICANT INFORMATION			
Applicant Name Company Name	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)		
Address			
City State Zip			
Phone			
Secondary Phone			
E-Mail Address	APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED) Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work: • New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way • New parking lots, fencing/walls, landscaping, or alterations of • Sign installation or alteration • Streetscaping element installation within the public right-of-way		
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the design review board calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. Type Applicant's Name here to serve as a signature _____ Date _____		ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail Digital photos of existing building/sign elevations/façades Proposed color building/sign elevations to scale rendering as proposed & depicted on existing building/signs Material specifications: type, dimensions, & color MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) Landscape Plan Grading Plan with 2 foot intervals (if needed) Storage & Mechanical Screening shall be shown * Major Additions & New Buildings may require more extensive information	
DEVELOPMENT TEAM		Application Fee: NONE	
Property Owner		Formal Procedure	
Address		(1) Application: • Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. • The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.</u>	
Phone	Secondary Phone	(2) Scope of Board's Consideration: • Only work described in the application may be approved. • If insufficient information exists to make a proper judgment on the application, the Board may continue the consideration a maximum of three regularly scheduled consecutive meetings, excluding applicant requested continuances.	
E-Mail Address		(3) Post Board Ruling: • If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. • Design approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration. • Appeals to the Board's determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Board's decision.	
Project Manager/Other		Submit this form with attachments to: planning@davenportiowa.com	
Address			
Phone	Secondary Phone		
E-Mail Address			

Emerson Alley

DAVENPORT
IOWA | USA



DOUBLE
TREE
HOTEL

PERRY ST

2ND ST

EMERSON ALLEY

PERSHING AVE

EMERSON ALLEY

IOWA ST

BECHTEL
PARK

RIVER DR

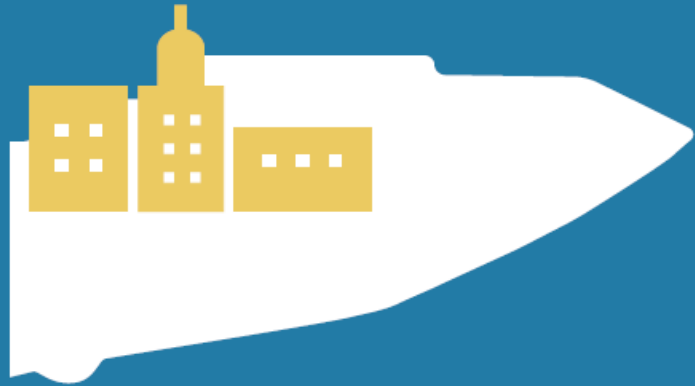


Emerson Alley Improvements

Motor Row & Bucktown

Davenport 2030

A Resilient City



ACTION & IMPLEMENTATION Strategies Matrix



PLAYFUL, CONNECTED & PROTECTED

Enhance the downtown public realm and infrastructure and create a more resilient riverfront



LIVABLE

Make downtown an attractive, welcoming place for residents and families



INNOVATIVE

Create an entrepreneurial ecosystem focused on attracting jobs, talent, inclusivity, and innovation



INCLUSIVE

Create a diverse, equitable, and inclusive downtown through the design and programming of the public realm, fostering a small business entrepreneurial ecosystem, and creating varied housing options



CELEBRATED

Define Downtown Davenport's identity and brand within the region as an unconventional, inclusive, and unforgettable destination



EMERSON PLACE

BETWEEN PERRY & IOWA

Emerson Place experiences the most traffic out of all these alleyways, by far. It is the front face of River Drive, especially for those coming across the Arsenal Bridge. Lighting, greenery, and street activity will all be crucial to draw people to the alley and the city of Davenport beyond.

Our design will feature archways and street lighting to welcome nighttime activity into the street. To tie into the site's history, signs atop the archways would identify Emerson Place as the Davenport Motor Row and Industrial Historic District.

Design Inspiration & Consistency



Layout – Pershing to Iowa

Motor Row & Bucktown



Key:



Sign Poles



Wall Mount



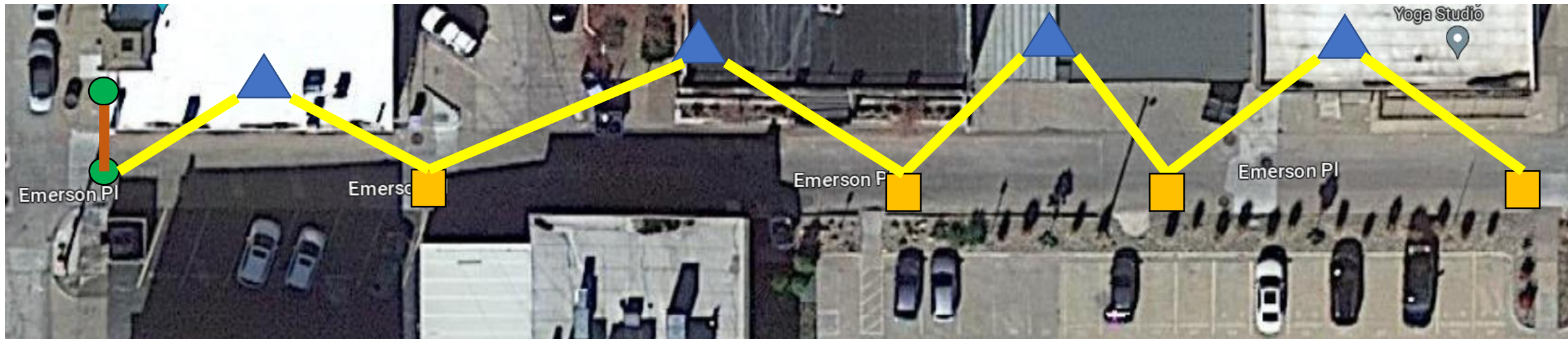
Single Pole



LED Lights

Layout – Perry to Pershing

Motor Row & Bucktown



Key:

-  Sign Poles
-  Wall Mount
-  Single Pole
-  LED Lights

Commercial Grade Festoon Lights



PLT ★★★★★ 5.0(1)
[Write a review](#)

330 ft. Patio Stringer - (165) Suspended Medium Base Sockets
Black Wire - 24 in. Socket Spacing - No End Plugs - PLT LSMS24330BK

- Sockets have brass contacts and are enclosed in PVC
- Wire and sockets are resistant to UV sunlight
- Socket eyelets can be used to add cable support wire
- Sockets are spaced 24 inches apart
- Compatible with incandescent and LED bulbs
- Suspended sockets
- Bulbs sold separately
- **SPT-2**
- 16 AWG
- Up to 1,250 Watts
- No end plugs

SKU: SIV-LSMS24330BK

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- 1 +

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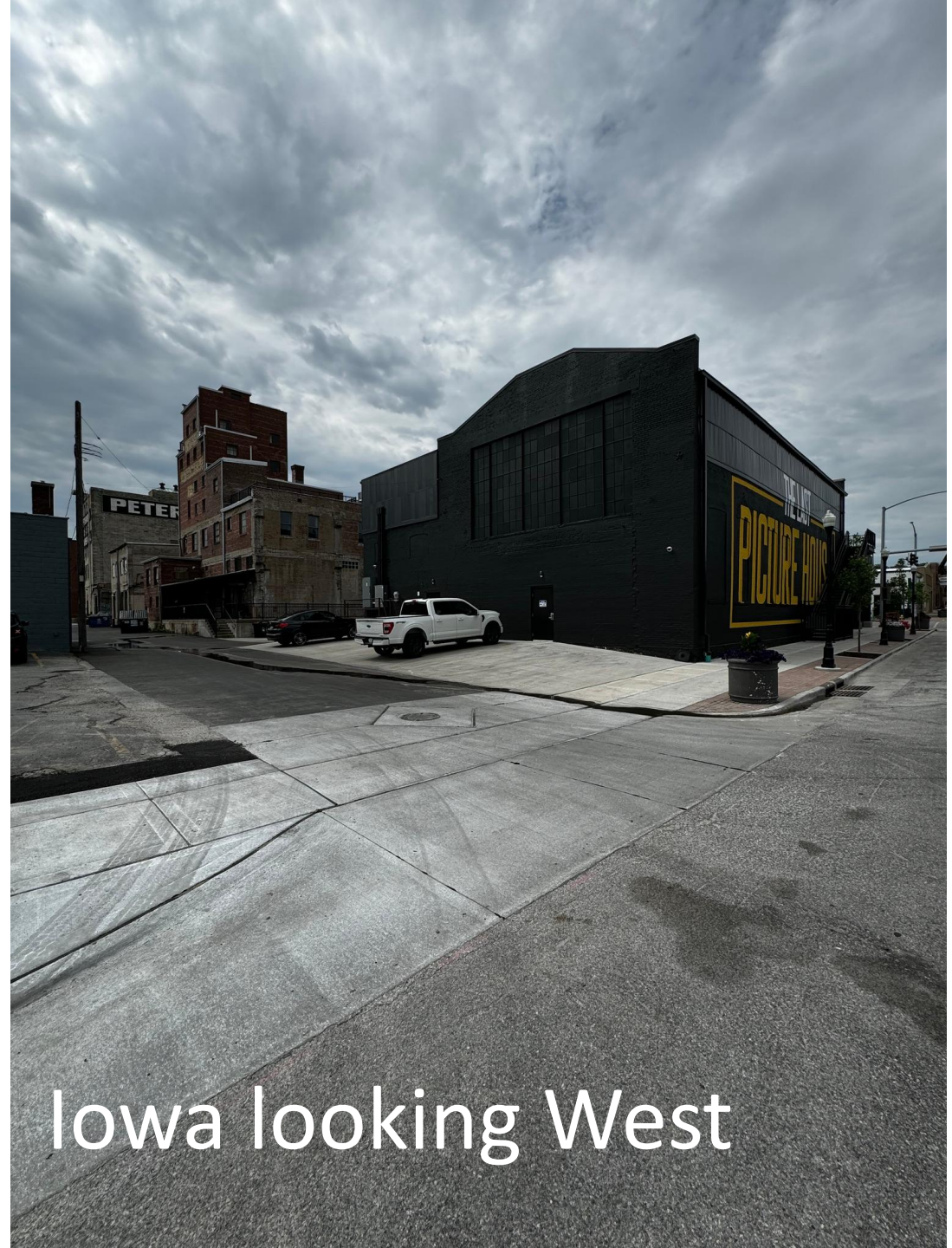
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Let this PLT LSMS24330BK heavy-duty patio light stringer decorate your patio, gazebo, or outdoor venue this holiday season.

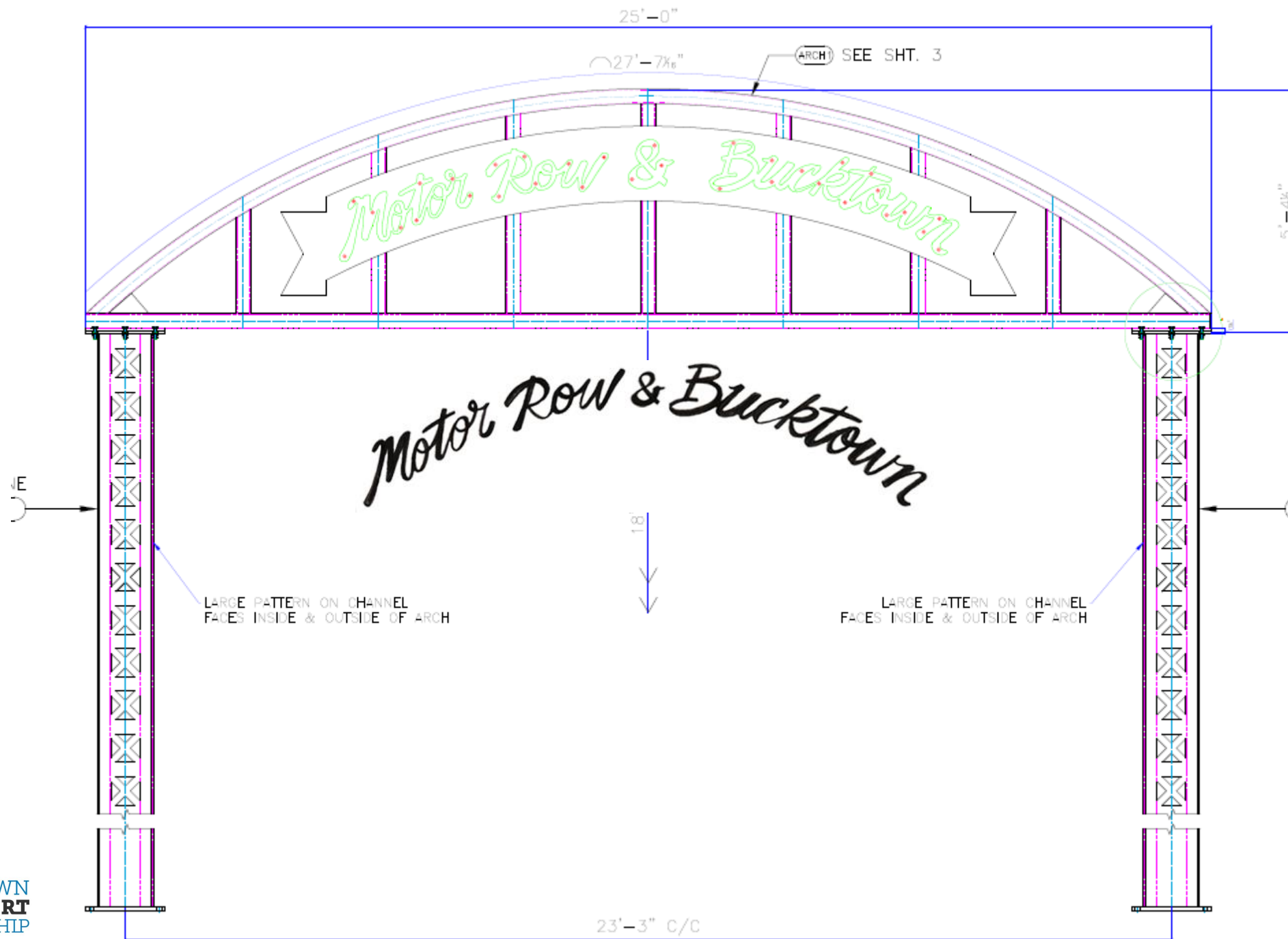
These products are made with high quality materials for durability and extended life.

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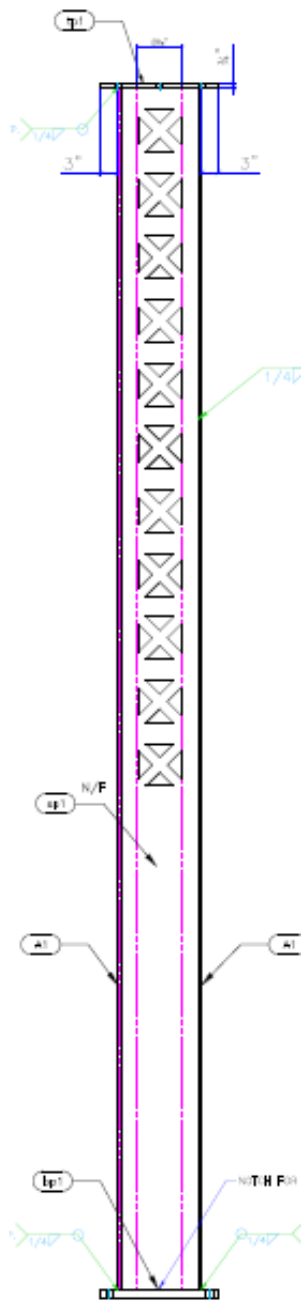


Iowa looking West



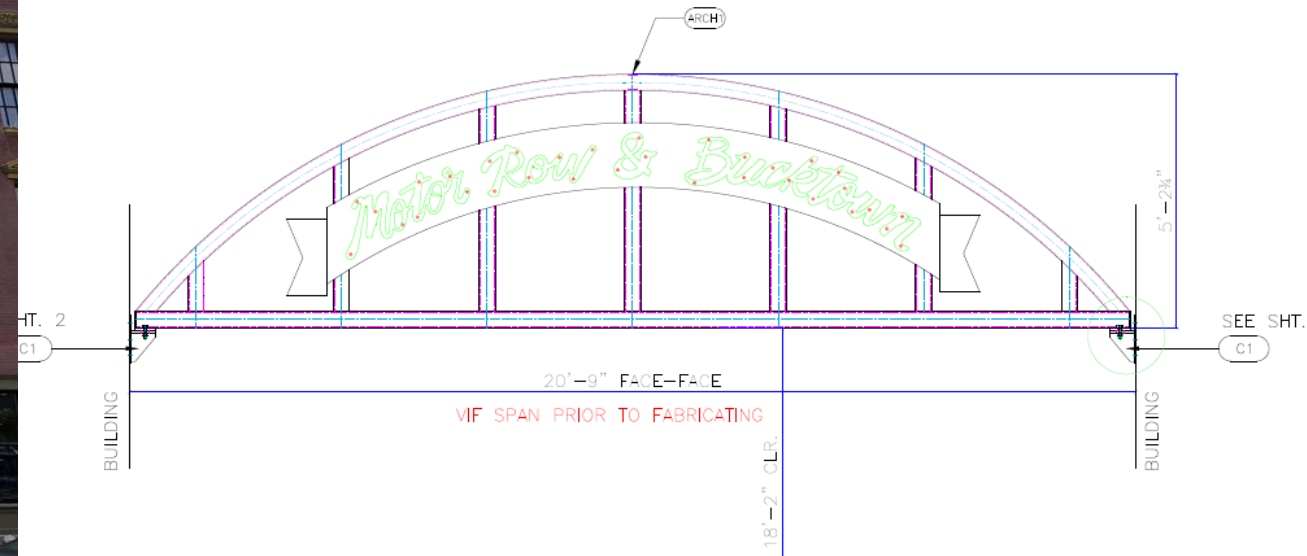


From
Perry St
looking East



From
Pershing
looking East

2nd Street to Emerson Alley



Motor Row & Bucktown

Develop the alley façade

Alleys downtown can be threatening or alluring, and often both. Like streets, alleys should accommodate a variety of needs while providing for a safe and comfortable pedestrian environment.

Considerations

Consider enlivening and enhancing the alley entrance by:

- extending retail space fenestration into the alley one bay (or more)
- providing a niche for recycling and waste receptacles to be shared with nearby older buildings lacking such facilities
- adding effective lighting to enhance visibility and safety
- chamfering the building corners to enhance pedestrian visibility and safety where the alley is regularly used by vehicles accessing parking and loading



Above: An example of carrying retail space one bay into the alley and chamfering the building corners to create better visibility.

Left: The Front Street Brewery, 208 East River Drive, provides an excellent example of a business turning the rear yard and alley into attractive, usable space.

4. A Vision for Downtown Davenport: Design Objectives

The nine shared values described in the previous section are broad concepts. A more specific list of goals or design objectives, follows. These goals were derived from the shared values, but hold a complex and indirect relationship with them, where the lines between goals and values frequently overlap. Each goal is stated and its main point briefly explained.

1) Promote an intuitive understanding of the layout of downtown Davenport.

A clear and simple development pattern within the downtown enables residents and visitors to understand how the area is organized and make their way around the city. This organizing structure is crucial to building an identity and special sense of place in the heart of the city.

2) Reinforce a sense of historical continuity.

This goal speaks to the preservation of historic buildings and other facilities and of historical layout of the downtown, but equally important, speaks to the relationship among buildings built over time – including those built in the present. While recognizing the importance of historic structures, it is also understood that the central business district, or downtown, is a dynamic place and over time some historic properties are going to be lost due to new development.

3) Encourage Compactness.

To promote pedestrian activity, the central area of a city must be compact, creating a critical mass of activity easily accessible by foot. A major priority is to fill existing gaps in the urban fabric, especially at high-visibility locations in the downtown. Even relatively small gaps in the continuity of buildings can significantly inhibit the flow of pedestrians. If major anchors and activity centers are too far apart, or isolated from one another by surface parking lots or vacant storefronts, pedestrian activity and economic synergy can be reduced.



Second Street looking west circa 1940

4) Provide for accessibility.

While vehicular access and parking must be convenient and efficient, it is important to give the pedestrian clear priority in order to encourage walking and enliven the streets. Sufficiently wide walkways and amenities to enhance the pedestrian experience are necessary if streets are to serve as linkages rather than barriers. A well-defined circulation pattern will insure a high quality pedestrian environment, efficient vehicular access, and access to mass transit (buses in the present, perhaps something else in the future).

5) Build a positive identity.

Downtowns require a positive identity to create a desirable and interesting place for people to interact. Retailing, cultural activities, entertainment, recreation and special events programming contribute to an image of the city center as an exciting place to be. Housing and the promotion of urban living also are important in shaping the city center's image as a safe, well-maintained, and livable environment.

6) Develop the public nature of downtown and reinforce the sense that downtown belongs to everyone.

The public nature of downtown is most apparent in public open space – plazas, sidewalks, streets and parks. These public spaces should be designed to be safe, comfortable and welcoming to all members of our diverse population. The design of the lower levels of buildings is also vital in promoting inclusion in the place that is downtown. Seasonal plantings can, through the use of repeated design elements, be used to pull diverse downtown design elements together and/or to create focal points.

7) Encourage a diversity of uses and activities.

A healthy city center should have a wide mix of uses that function in a mutually supportive fashion to establish a diverse and lively business and leisure environment. By offering people a wide variety of reasons to visit and stay in the heart of the city throughout the day and evening, cities can attract more people more frequently and for a longer period of time. The mix of uses should include office, civic, residential, and entertainment, as well as retail and restaurants.



8) Encourage public and private investment in the future of downtown Davenport.

Perhaps no other goal provides more opportunity to demonstrate the value we place on civic behavior than this one. Where those who have gone before us have been willing to invest in the future – to regard the value of their investment over a long period – we generally have bridges, buildings and other structures which have endured and which we now regard as important to our history.

9) Reinforce the unique character of the City of Davenport.

Developing a unique character for downtown – unlike any other downtown – should start with what is already unique about the City of Davenport.

10) Create a safe downtown.

All of the users of downtown – men, women, children, young and old, those with physical challenges, natives and visitors, customers and service personnel – should be considered when designing downtown. A safe downtown will foster social as well as economic activity.

11) Create a comfortable downtown.

Guaranteeing the physical and psychological comfort of pedestrians is paramount. Adequate walkway widths, shade, seating and a sense of protection from vehicular traffic are essential in creating a comfortable setting for pedestrians. Comfort includes shelter from harsh Midwest winters and summers. A reorientation of downtown away from a fast moving, automobile oriented place and to a slower moving, pedestrian-oriented population will increase the level of comfort.

12) Actively promote civic art and cultural activities downtown.

Civic art promotes economic development, cultural tourism, downtown and neighborhood revitalization, and an improved quality of life for a community. Art in a city's downtown describes the way in which the city honors spirit and soul. Public art can create a civic splendor that expresses community identity, myth and culture.

13) Encourage intense street level activity.

Cultural and entertainment facilities help to establish the downtown as a leisure and visitor destination and enhance a city's self-image and quality of life. These attractions can include refurbished historic theatres and centers for the performing arts such as the Capitol and Adler Theatres; sports venues such as John O'Donnell Stadium; studios and galleries, history, fine arts; and museums such as River Music Experience and the Figge. The street is a place for extra activities – sidewalk seating, vendors, people waiting for a bus. Activities that don't require enclosed spaces or are enhanced by being outside should be added to the activities that already happen outside to create intense street level activity.

14) Maintain a sense of connection to the natural environment.

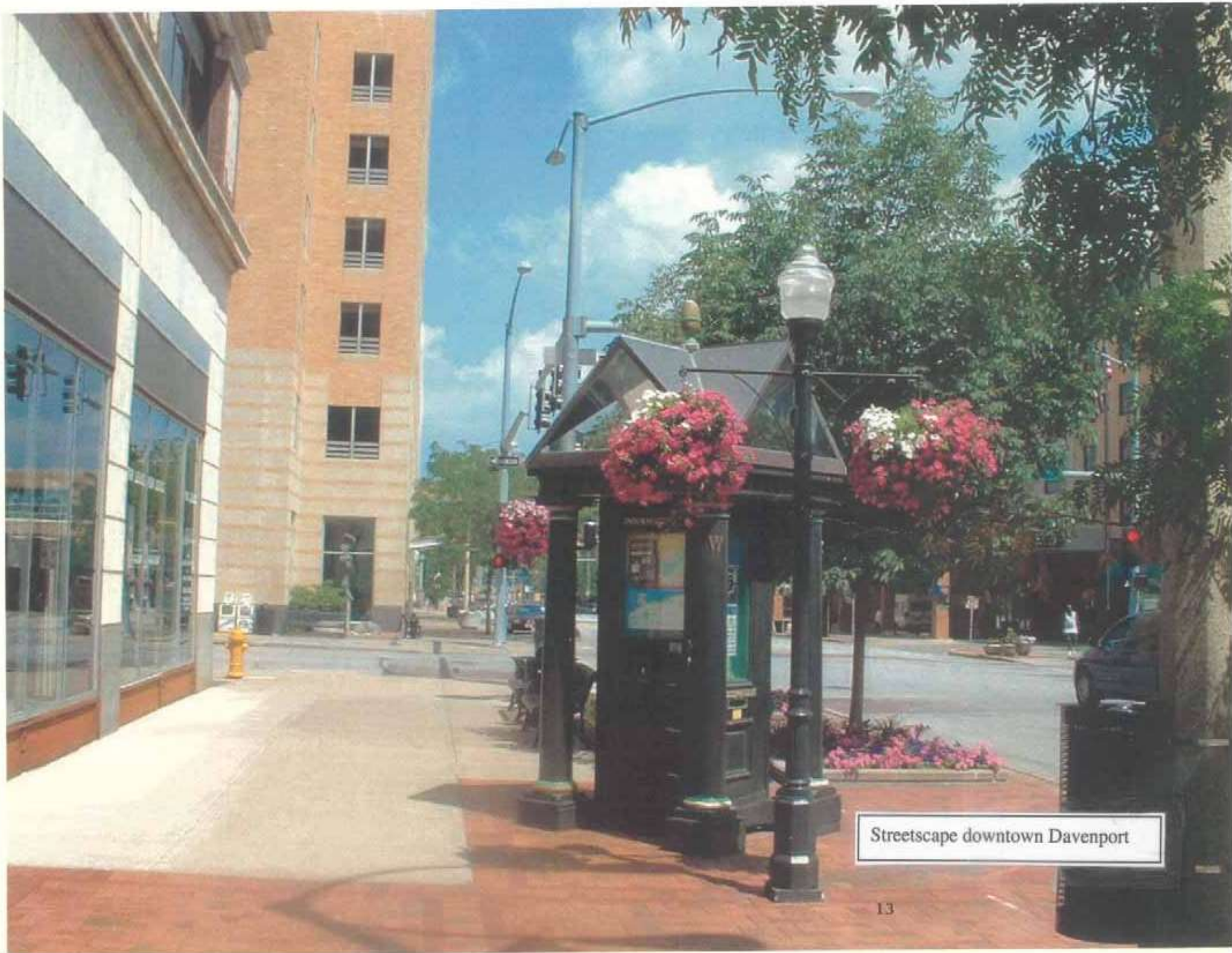
The City of Davenport's natural environment is a primary attribute. Every economically feasible effort to preserve, maintain and enhance Davenport's natural environment, in particular, the magnificent Mississippi River, should be pursued.

15) Encourage architecture excellence.

Building design guidelines primarily address the exterior of buildings and the relationship of buildings to the surrounding setting or context and the street. While building design decisions must balance many factors including economic constraints, programmatic needs, functional requirements and aesthetics, to name a few, the relationship of the building to its downtown urban setting is the primary issue of public concern.

16) Require the use of quality building materials.

Downtown should have a permanence to it that some other areas of the city do not require. Quality adds to the overall value of downtown and encourages further quality development as investors know that their investment will be protected from incompatible development of a lesser quality.



Streetscape downtown Davenport

17) Promote downtown residential uses.

A downtown residential component provides for 24-hour activity, a consumer base for retail activity, advocates for downtown, eyes and ears on the street, lowers the need for transportation for downtown workers, and provides a wider choice for our diverse population. Downtown living can be attractive to many, especially young adults and empty nesters.

18) Encourage variety and interest.

Just as it provides a range of uses and activities, the city center should be a rich, diverse, and complex environment offering a range of sensory stimuli. As a dynamic place, it should include elements that change frequently enough to keep the downtown fresh, interesting and exciting. Changes can range from new storefront displays to a roster of programmed activities and events.

19) Create an economically vibrant downtown.

None of the values can be promoted without the economic engine necessary to drive downtown redevelopment.

