

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

Monday, September 9, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 - 1. Consideration of the July 22, 2024 meeting minutes.
- III. Old Business
- IV. New Business
 - 1. Case DR24-10: Request for Design Review, C-D Downtown Zoning District; Davenport Main Street Landing at 101 West River Drive. City of Davenport, petitioner. [Ward 3]
- V. Public Comment
- VI. Adjournment
- VII. Next Meeting: September 23, 2024

City of Davenport

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

Action / Date
9/9/2024

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

Recommendation:
Approve the minutes.

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

Attachments:
1. Meeting Minutes 7-22-24

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

I. Call to Order

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

II. Secretary's Report

A. Consideration of the June 24, 2024 Meeting Minutes.

Motion by Anderson, second by Hoff, to approve the June 24, 2024 meeting minutes.
Motion to approve was unanimous by voice vote (6-0).

III. Old Business

IV. New Business

A. Case DR24-09: Request for Design Review, C-D Downtown Zoning District; Improvements to the Centennial Skatepark at 315 South Marquette Street. City of Davenport, petitioner. [Ward 3]

Staff presented an overview of the project. The City of Davenport Parks and Recreation Department is proposing an expansion of the existing 32,000 square foot skatepark facility, which first opened in 2006. Spohn Ranch Skateparks, a firm specialized in the planning and construction of skateparks, has been contracted to design and build the new facility. The addition features new ramps, railings, and curbs with varying difficulty for skateboarders and bikers of all skill levels. The approximately 5,245 square foot expansion will be located directly west of the existing skatepark, adjacent to the restroom building. There are several picnic tables and trees in this area, which will be removed to create the needed space for the skatepark.

Chad Dyson, Director of Parks and Recreation, was in attendance to answer questions about the proposed improvements.

With the picnic tables being relocated, Commissioners commented on available seating options.

Staff recommended Case DR24-09 be approved in accordance with the submitted work write-up and materials.

Motion by Anderson, second by Stinocher, to approve Case DR24-09 as submitted.
Motion was approved by a roll call vote (6-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Motion by Hoff, second by Anderson, to adjourn the meeting. Meeting adjourned at 5:10pm.

VIII. Next Board Meeting: August 26, 2024

City of Davenport

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

Action / Date
9/9/2024

Subject:

Case DR24-10: Request for Design Review, C-D Downtown Zoning District; Davenport Main Street Landing at 101 West River Drive. City of Davenport, petitioner. [Ward 3]

Recommendation:

Staff recommends the Design Review Board approve the conceptual design for Main Street Landing as presented in Case DR24-10.

Background:

The Main Street Landing project is a decades-long planning effort for Davenport's riverfront. The approximately 5.5-acre site is bounded by Main Street, the railroad tracks, Lock and Dam No. 15, and the Mississippi River. The City of Davenport partnered with Sasaki to design a series of public spaces that celebrate Davenport's history, architecture, and geography.

The project is divided into the following zones:

- Zone 1: Northwest Entry
- Zone 2: Railroad Crossing & Brady Street Entry
- Zone 3: Adventure Playground & Water Feature
- Zone 4: Flexible Multi-Use Space & Ice Rink
- Zone 5: Restroom Pavilion
- Zone 6: Hillside Overlook
- Zone 7: Naturalistic Picnic Area

Attached are renderings offering additional details about each park amenity. Given its location on the banks of the Mississippi River, each feature is designed to be resilient to flooding. The Design Review Board should review the conceptual design and provide feedback.

The Downtown Design Guidelines recommends the following objectives for public spaces:

1. Encourage a diversity of uses and activities.
2. Develop the public nature of downtown and reinforce the sense that downtown belongs to everyone.
3. Reinforce the unique character of the City of Davenport.
4. Actively promote civic art and cultural activities downtown.
5. Encourage intense street level activity.
6. Maintain a sense of connection to the natural environment.

Attachments:

1. Application

2. Renderings
3. Downtown Design Guidelines-Public Spaces



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: SUBMITTED 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	



SASAKI DAVENPORT MAIN STREET LANDING

DESIGN REVIEW BOARD SUBMISSION | AUGUST 2024

SITE PLAN



SITE PLAN | ZONES



ZONE 1

NORTHWEST ENTRY

RIVER DRIVE & MAIN STREET INTERSECTION



MAIN STREET PLAZA ENTRY



PEDESTRIAN BRIDGE - NORTH



PEDESTRIAN BRIDGE - NORTH



ZONE 2

**RAILROAD CROSSING & BRADY STREET
ENTRY**

BRADY STREET & RIVER DRIVE INTERSECTION



BRADY STREET ENTRY PLAZA



BRADY STREET ENTRY



RAILROAD CROSSING & SOUTH BRIDGE



ZONE 3

**ADVENTURE PLAYGROUND & WATER
FEATURE**

ADVENTURE PLAY



PLAY TOWER



ADVENTURE PLAY



WATER FEATURE



WATER FEATURE



PEDESTRIAN BRIDGE - SOUTH



HILLSIDE PLAY ELEMENTS



ZONE 4

FLEXIBLE MULTI-USE SPACE & ICE RINK

FLEXIBLE MULTI-USE SPACE

POTENTIAL USE: PICKLE BALL



FLEXIBLE MULTI-USE SPACE

POTENTIAL USE: SANDY BEACH



FLEXIBLE MULTI-USE SPACE

POTENTIAL USE: WINTER ICE RINK



FLEXIBLE MULTI-USE SPACE



ZONE 5

RESTROOM PAVILION

SEATING AREA



RESTROOM ENTRANCE



RESTROOM PAVILION



RESTROOM PAVILION



SHADE STRUCTURE



SHADE STRUCTURE



ZONE 6

HILLSIDE OVERLOOK

HILLSIDE OVERLOOK



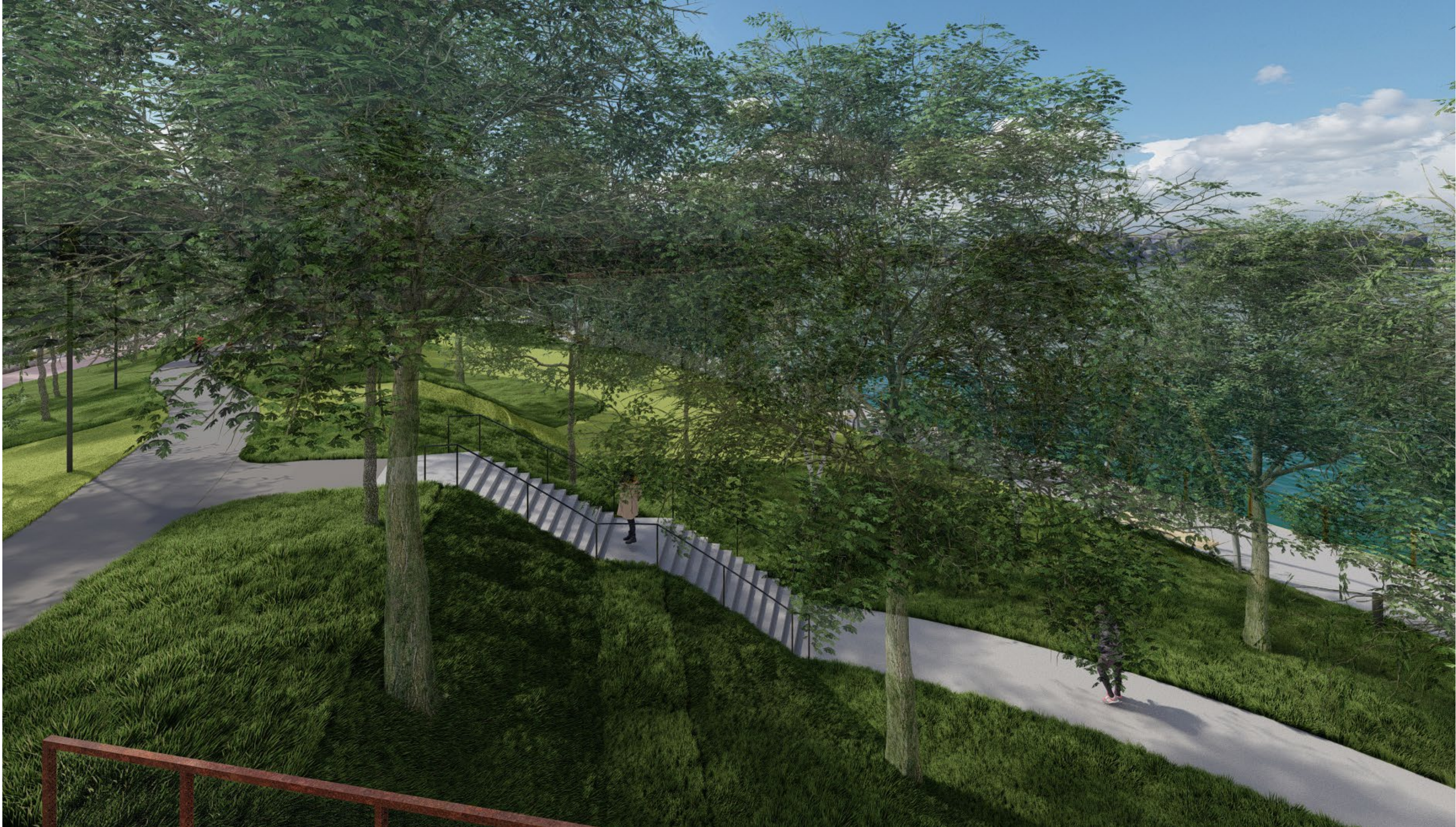
HILLSIDE OVERLOOK & STAIRS



ZONE 7

NATURALISTIC PICNIC AREA

NATURALISTIC AREA



PICNIC AREA



PICNIC AREA



Public Spaces

Design Objectives:

Encourage a diversity of uses and activities

**Develop the public nature of downtown and reinforce the sense that
Downtown belongs to everyone**

Reinforce the unique character of the City of Davenport

Actively promote civic art and cultural activities downtown

Encourage intense street level activity

Maintain a sense of connection to the natural environment

Discussion:

The downtown's public spaces provide opportunities for human interaction and enjoyment. When these public gathering places display a distinctive personality and add to the vitality of downtown street life they can be significant catalysts for private investment.

To be successful, a public space should do the following:

- Soften and humanize the hard surfaces of the human environment. Ensuring that some of the land in the intensely developed core is allocated to green space is a tangible way to express concern for human values. These spaces add pleasure and enjoyment to the downtown experience, create visual interest and provide attractive settings for business and leisure activity.
- Create settings for casual social interaction, civic gatherings, informal recreation and special events.
- Establish elements that can articulate the downtown's physical structure. Downtown public open spaces can be focal points in the urban structure if a consistent development pattern and a strong sense of place exists.
- Establish identity-building elements. Public spaces can create a memorable image for the city center and serve as symbols of a healthy community social life.



The downtown should have a variety of public spaces to meet a variety of functional needs.

The Riverfront

The riverfront and its associated park space is the City of Davenport's most precious asset. It ties the city and the downtown to the natural environment, it provides dramatic views, locations for a variety of civic gatherings, festivals, special events and recreational activities.

Parks and linear open spaces contribute to the livability of the downtown by creating refreshing counterpoints to the otherwise dense urban setting. These green spaces, which provide opportunities for informal recreation and are important image builders, and can be especially influential in creating a positive environment for downtown residential development.



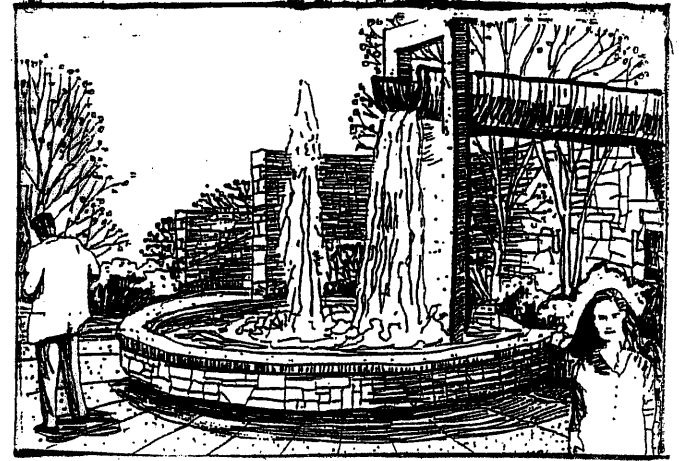


Plazas

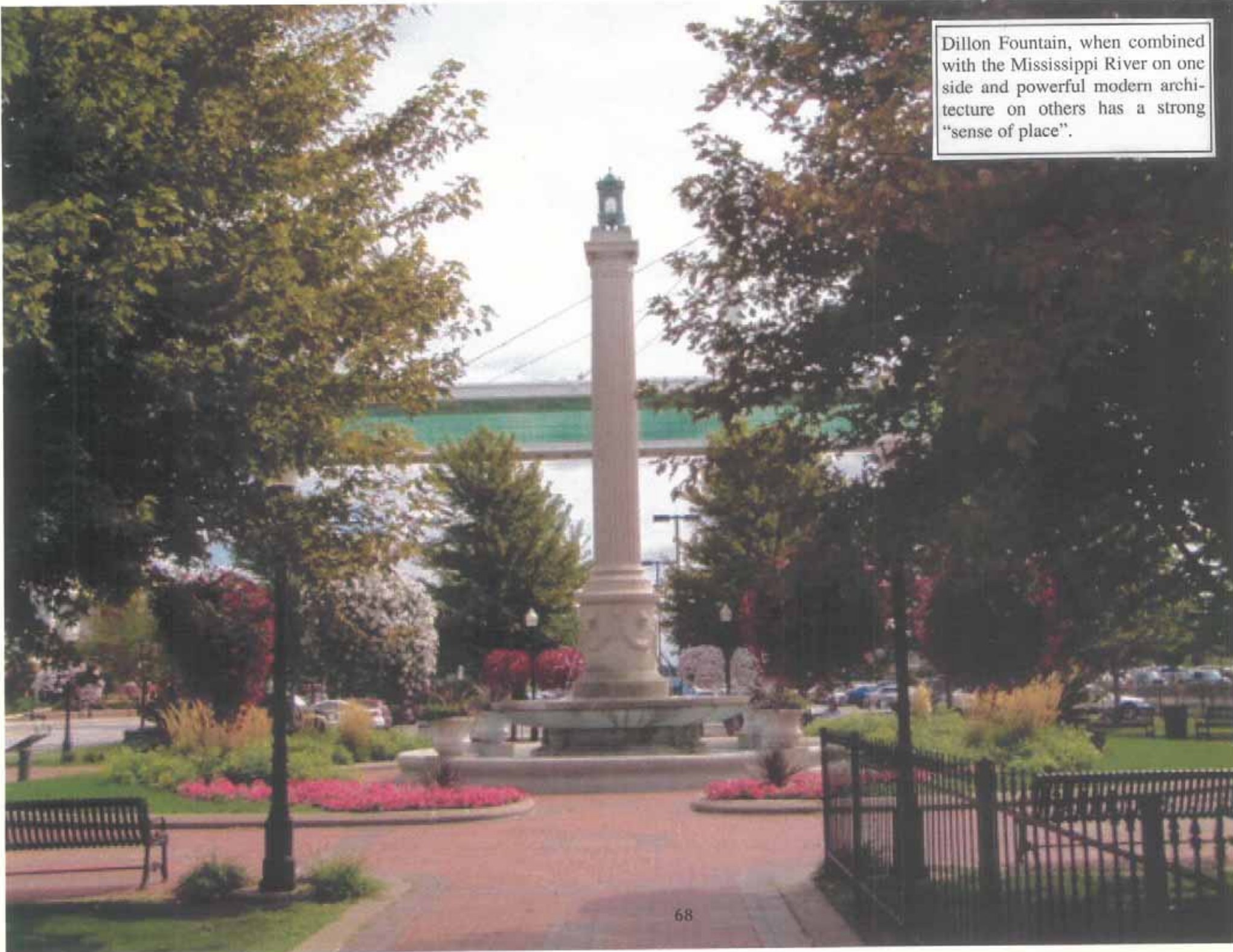
Urban plazas are the outdoor rooms of a downtown. They are the places where people gather to relax and socialize. If the space is both a visual focal point and an important activity center, it can become a powerful symbol and a place that lives in the visitor's memory as the essence of the city center.

Downtown plazas should be designed with public use as a priority. The use of public open space downtown is often dependent on the real estate maxim of "location, location, location." Therefore, it is important to analyze the location of a proposed plaza in terms of the existing plazas in the area, the linkage to a downtown pedestrian and transit system (buses for now. Perhaps other systems in the future), the primary population to be served and the density and diversity of proximate users.

Downtown plazas should be designed through the consideration of function, size and the activity of any open space in relation to the urban context around it. They should not be viewed as leftover exterior space to dress up, but rather as opportunities to create enlivened places for people to enjoy. The function could be simply a visual setback for a building and transition zone or it could be a transit stop, a place for lunchtime relaxation, or sidewalk cafes. The size may affect the comfort of its patrons and determine the appropriate activities. Larger spaces may accommodate displays, exhibits, and performances. Plaza design should always consider the diversity of uses and activities that might occur such as passing through, relaxing, and the needs of different user groups. If the plaza is to accommodate pedestrian traffic, eliminate barriers between the sidewalk and the street. If the plaza is to accommodate stopping and relaxing provide dense furnishings, focal elements and defined edges. If the plaza is to accommodate concerts or rallies, provide unimpeded open space or use furnishings that can quickly and easily be moved for such events.



Dillon Fountain, when combined with the Mississippi River on one side and powerful modern architecture on others has a strong "sense of place".



The following guidelines apply to plazas:

1. Consider both the seasons and the micro-climate in plaza design.

Different climates and/or dramatic seasonal changes can significantly influence the design of site furniture and the subsequent comfort of users.

- All open space elements should enhance a pedestrian oriented urban environment that has the appearance of stability, quality and safety.
- Orient public open space to receive the maximum direct sunlight possible, using trees, overhangs and umbrellas to provide shade in the warmest months.
- Consider what the plaza will look like and how it will function during winter months.

2. Provide an adequate amount of seating.

Research has shown that seating is an important element in the success of plazas. Orientation, style and the comfort of seating are all factors.

- Provide for a variety of seating locations which accommodate the needs of various sitters.
- When possible, place seating in both sunny and shaded areas. Shade may be created by trees, trellises, canopies, umbrellas or building walls.
- Place seating where sitters can watch passersby. People watching is a favorite past-time.
- Seating wall heights should be approximately 16-18 inches.
- Provide some seating that encourages interaction.



3. Provide visual and spatial complexity in public spaces.

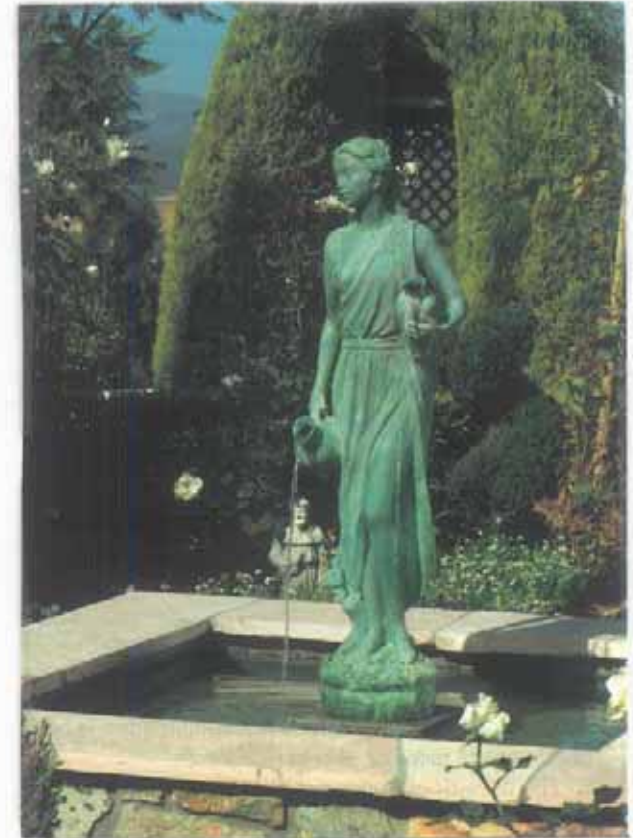
Broad expanses of hard paving create uninviting and alienating environments. Framed views, changes in grade level, subspaces, the provision of different places to sit and landscaping trees, shrubs and flowers, create a diversity of places for people to use and enjoy.

- Walking surfaces should be attractive.
- Lighting should be pedestrian scaled.
- Frame views out of the plaza where appropriate, to visually link the plaza with the rest of the City.
- Visually connect sub areas of the plaza.
- Physically connect level changes with ramps as well as steps. Make all plazas handicapped accessible.
- Avoid dramatic grade changes that discourage public use.
- Where plazas are sunken, provide focal points to draw people downward.
- Where plazas are raised, use plantings to draw people upward.
- Use landscaping to define different areas within the plaza.

4. Use plants to enliven urban spaces.

Humans are part of the biological world and comfort is our judge of habitat, natural and unnatural. Plants provide an intimate connection to the natural world. Groupings of plants can create an urban oasis. Turf provides green spaces to soothe the eye and invite relaxation. Flowers provide a connection to the seasons through the use of color, texture and fragrance. Native plants are adapted to the vagaries of climate.

- Consider the impact of wide expanses of pavement on heat gain within the plaza. Cover at least 30% of the plaza surface in plant materials.
- Select a variety of plants to provide color, texture and fragrance.
- Consider the eventual height and masses of mature plants in regard to views, shade and maintenance.
- Provide adequate soil depth and width to encourage healthy growth. Provide underground irrigation and drainage where appropriate.



5. Provide civic art and fountains in plazas

Civic art, sculpture and fountains are popular features in plazas worldwide. They function best when they promote interaction and communication among people who use the public space. Civic art that speaks to the City of Davenport's unique character and sense of place is encouraged.

- Include civic art in the plaza design. Consider any built element as an opportunity for art. This can include tree grates, benches, manhole covers, paving, railings, fencing, overhead structures, signage, etc.
- Select art that communicates Davenport's sense of place, creates a sense of joy and delight and stimulates play and creativity.
- Include fountains for visual attraction, to screen traffic noise and for cooling effects.
- Provide art, sculpture and fountains with which people can interact by means of touch, movement and play.
- Locate sculptures in places that do not impede pedestrian circulation and lines of site.
- Scale sculptures and fountains to the size of the plaza.

6. Where possible provide food services with plazas.

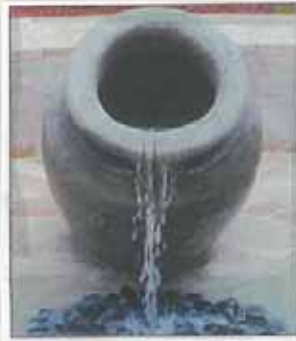
- Locate food services next to plazas.
- Consider spaces to accommodate vendors.
- Provide comfortable places to sit and eat.
- Provide trash containers.

7. Increase safety in plazas through wayfinding, lighting and visibility.

To encourage the feeling of safety in plazas, both during the daytime and at night, designs need to include appropriate wayfinding and lighting. Plaza layout needs to promote visibility both into and out from the plaza.

- Provide lighting which promotes a feeling of safety at night. Be sure to light corners and out of way locations.





Sculptures and fountains should be scaled to fit the size of the park or plaza they are to be placed in. In the case of very large spaces one can use grade changes and landscaping to create more intimate subspaces.



- Link plaza lighting to streetscape lighting.
- Design for visibility from the street and the ability to see through from one part of the plaza to another. Nationally, some very prominent plazas have been demolished because visibility and safety were not adequately considered when they were designed.
- Encourage heavy use across varied activities to minimize vandalism.

8. Consider plaza management and maintenance

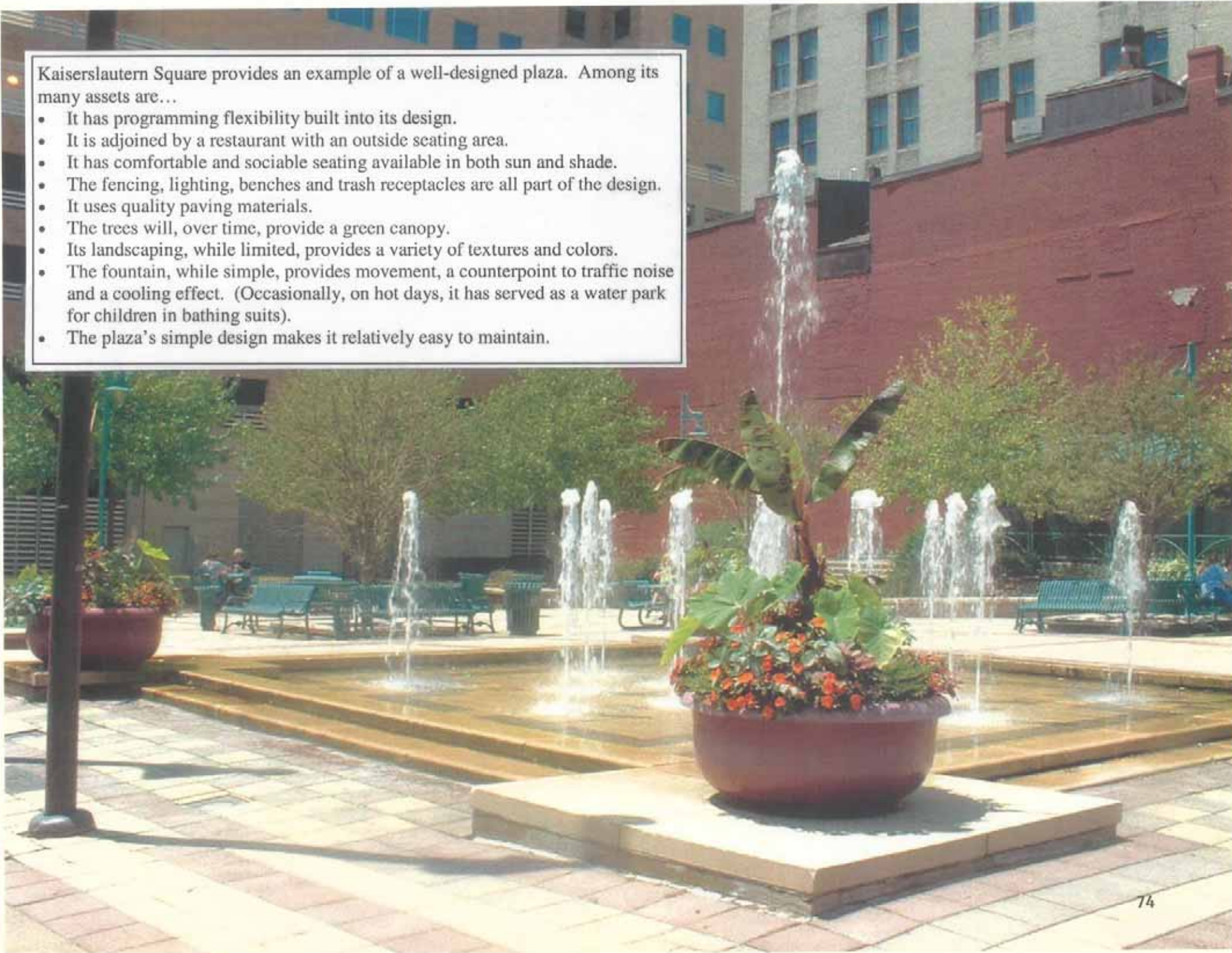
In many urban plazas the future management and maintenance is not considered up front with the conceptual design. How the space will be used should be an integral part of the design process. If the plaza is to be used for special events, exhibits and performances, the layout needs to be flexible. Temporary canopied shade, a stage, a place for concessions, and information kiosks may need to be provided. Maintenance issues will affect the design of fountains and irrigation systems, the selection of materials, plants, lighting and civic art.

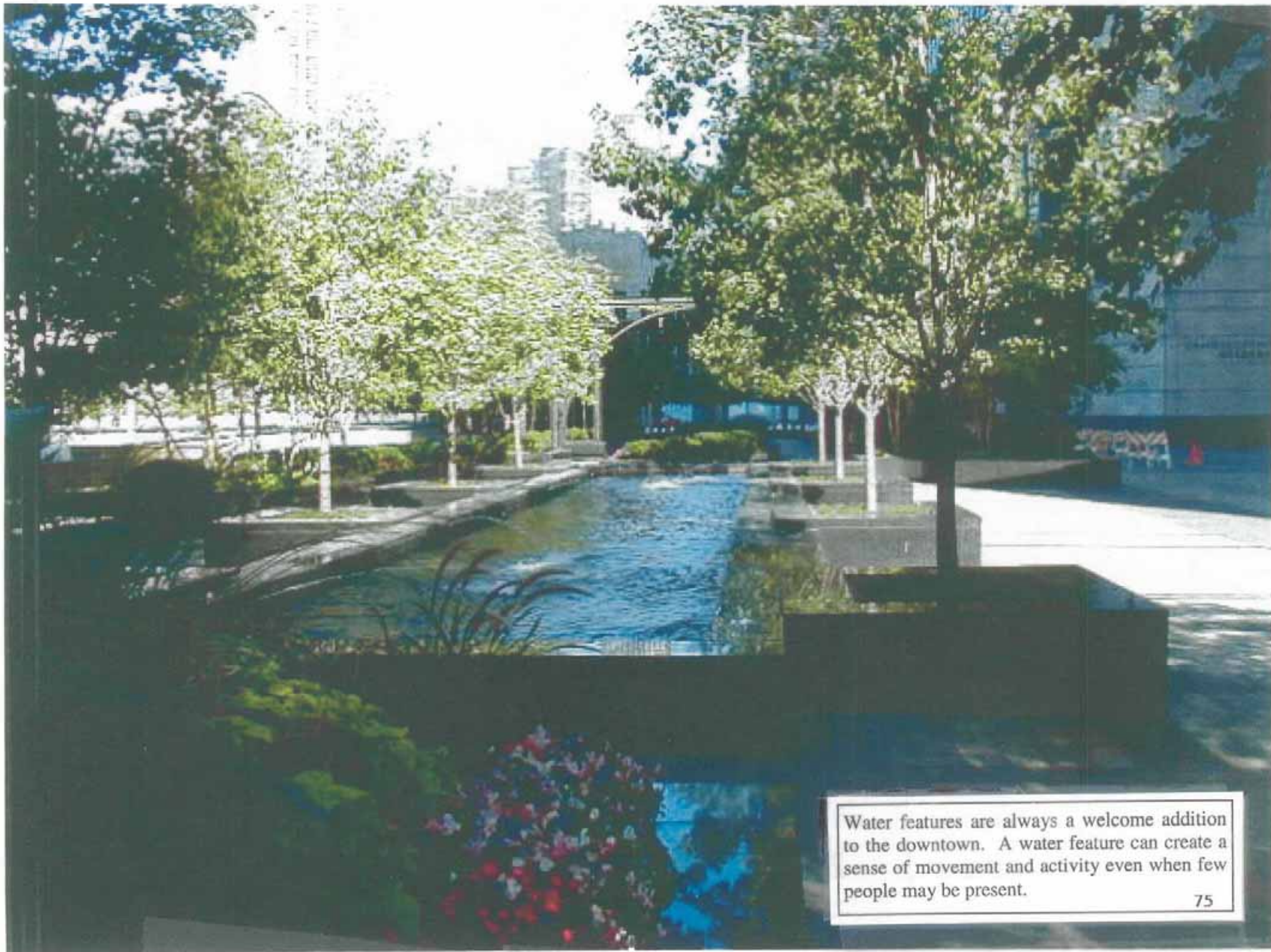
- If special events are planned, provide a flexible stage and audience area.
- Provide for the exterior electrical needs of lighting and speaker systems.
- Provide attachment locations for banners, decorations and temporary signs.
- Provide informational kiosks to post scheduled events.
- Provide locations for temporary concessions.
- Calculate the cost of running fountains and irrigation systems.
- Design fountains to prevent overspray on to adjacent pavement.
- Determine if plant maintenance will be in house or contracted out. Determine the maintenance level that is acceptable.
- Provide an adequate number of litter containers and an appropriate collection schedule. Coordinate with other plaza furnishings.
- Select built material for durability and longevity.
- Select plant materials for low water use and low maintenance.
- Design to avoid damage by skateboarders.



Kaiserslautern Square provides an example of a well-designed plaza. Among its many assets are...

- It has programming flexibility built into its design.
- It is adjoined by a restaurant with an outside seating area.
- It has comfortable and sociable seating available in both sun and shade.
- The fencing, lighting, benches and trash receptacles are all part of the design.
- It uses quality paving materials.
- The trees will, over time, provide a green canopy.
- Its landscaping, while limited, provides a variety of textures and colors.
- The fountain, while simple, provides movement, a counterpoint to traffic noise and a cooling effect. (Occasionally, on hot days, it has served as a water park for children in bathing suits).
- The plaza's simple design makes it relatively easy to maintain.





Water features are always a welcome addition to the downtown. A water feature can create a sense of movement and activity even when few people may be present.

