

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

Monday, December 16, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 - 1. Consideration of the November 25, 2024 meeting minutes.
- III. Old Business
- IV. New Business
 - 1. Case DR24-14: Request for Design Review, C-D Downtown Zoning District; Reconstruction of the retaining wall at 505 Iowa Street. Fiddlehead Gardens, petitioner. [Ward 3]
- V. Public Comment
- VI. Adjournment
- VII. Next Meeting: January 27, 2025

City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

Action / Date

12/16/2024

Subject:

Consideration of the November 25, 2024 meeting minutes.

Recommendation:

Approve the minutes.

Background:

The November 25, 2024 meeting minutes are attached.

Attachments:

1. Meeting Minutes 11-25-24

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, NOVEMBER 25, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

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

II. Secretary's Report

A. Consideration of the September 23, 2024 Meeting Minutes.

Motion by Hoff, second by Tylka, to approve the September 23, 2024 meeting minutes.
Motion to approve was unanimous by voice vote (7-0).

III. Old Business

IV. New Business

A. Case DR24-13: Request for Design Review, C-D Downtown Zoning District; Exterior lighting of the Figge Art Museum at 225 West 2nd Street. Figge Art Museum, petitioner. [Ward 3]

Staff presented an overview of the project. The Figge Art Museum is petitioning for a \$4-million LED lighting project, known as Evanescent Field. This signature project will transform the facade of the Figge Art Museum and serve as a prominent local landmark along the riverfront. Internationally renowned artist, Leo Villareal will design a light sculpture consisting of 3,106 linear feet of LED fixtures. The modern lights can produce up to two million colors that can be programmed to illuminate in a sequence of varying patterns. The sculpture will be integrated into 4 sides of the building, approximately 340 feet wide facing the river, 140 feet deep, and 108 feet high to fully activate the volume of the space and maximize the artwork's impact. Unlike conventional building lighting, the project will illuminate the structure from within and serve as a work of art for all of Davenport to experience.

Staff recommended Case DR24-13 be approved in accordance with the submitted work write up and materials.

Dee Bruemmer, representative of the Figge Art Museum, was in attendance to answer questions. There is a grand opening planned for May 17, 2025.

Board members commented on the programming of the light display and hours of operation.

Motion by Tylka, second by Hoff, to approve Case DR24-13 as submitted. Motion was approved by a roll call vote (7-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Motion by Hoff, second by Stinocher, to adjourn the meeting. Meeting adjourned at 5:12 pm.

VIII. Next Board Meeting: December 16, 2024

City of Davenport

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

Action / Date
12/16/2024

Subject:

Case DR24-14: Request for Design Review, C-D Downtown Zoning District; Reconstruction of the retaining wall at 505 Iowa Street. Fiddlehead Gardens, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR24-14 be approved in accordance with the submitted work write up and materials.

Background:

Request:

Construct a new retaining wall in front of the existing limestone wall along Iowa Street and Federal Street. The new wall will be built using Redi-Rock concrete wall block.

Project Scope:

There is an existing limestone retaining wall spanning the length of Iowa Street and Federal Street, which has fallen into a state of deterioration. This wall is located entirely on private property, but provides structural support to the roadway and the utility poles directly above it. There is also a chain link fence spanning the length of Federal Street, which will remain in place. Over time, this area has become overgrown with vegetation.

Crescent Lofts submitted plans addressing the structural integrity of this slope as well as plantings to improve curb-appeal. The existing wall varies in height from 5.5 feet to 11 feet. The existing wall will remain in place, with the new wall being built in front. The gap will be backfilled with dirt to ensure structural integrity and proper drainage. Once construction is completed, this area will be planted using ornamental grasses.

Since Crescent Lofts Apartments is located within the Crescent Warehouse Historic District, it is important that the new wall resemble the texture and appearance of the original stones. The surface will be Redi-Rock LedgeStone stained to match the historic color of the limestone. This product has been successful in previous applications due to its texture and resemblance to historic stones. However, the new design will not replicate the buttresses as seen on the existing wall.

The Historic Preservation Commission approved a similar retaining wall with Redi-Rock in the Hamburg Historic District. Photos of this recently reconstructed wall have been included in this report as a reference.

The Downtown Design Guidelines:

This project meets the following design objective: 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."

Retaining walls have been used extensively throughout downtown Davenport. The most common, and most attractive, types are made of stone with a cap of stone. Railroad ties and "suburban"-type retaining walls do not fit in with the character of the downtown. Concrete retaining walls are acceptable, but not favored. Walls of adequate height, consistent in materials, and adequate maintenance promote an interesting and charming public face.

Attachments:

1. Application
2. Photos
3. Downtown Design Guidelines-Design Objectives



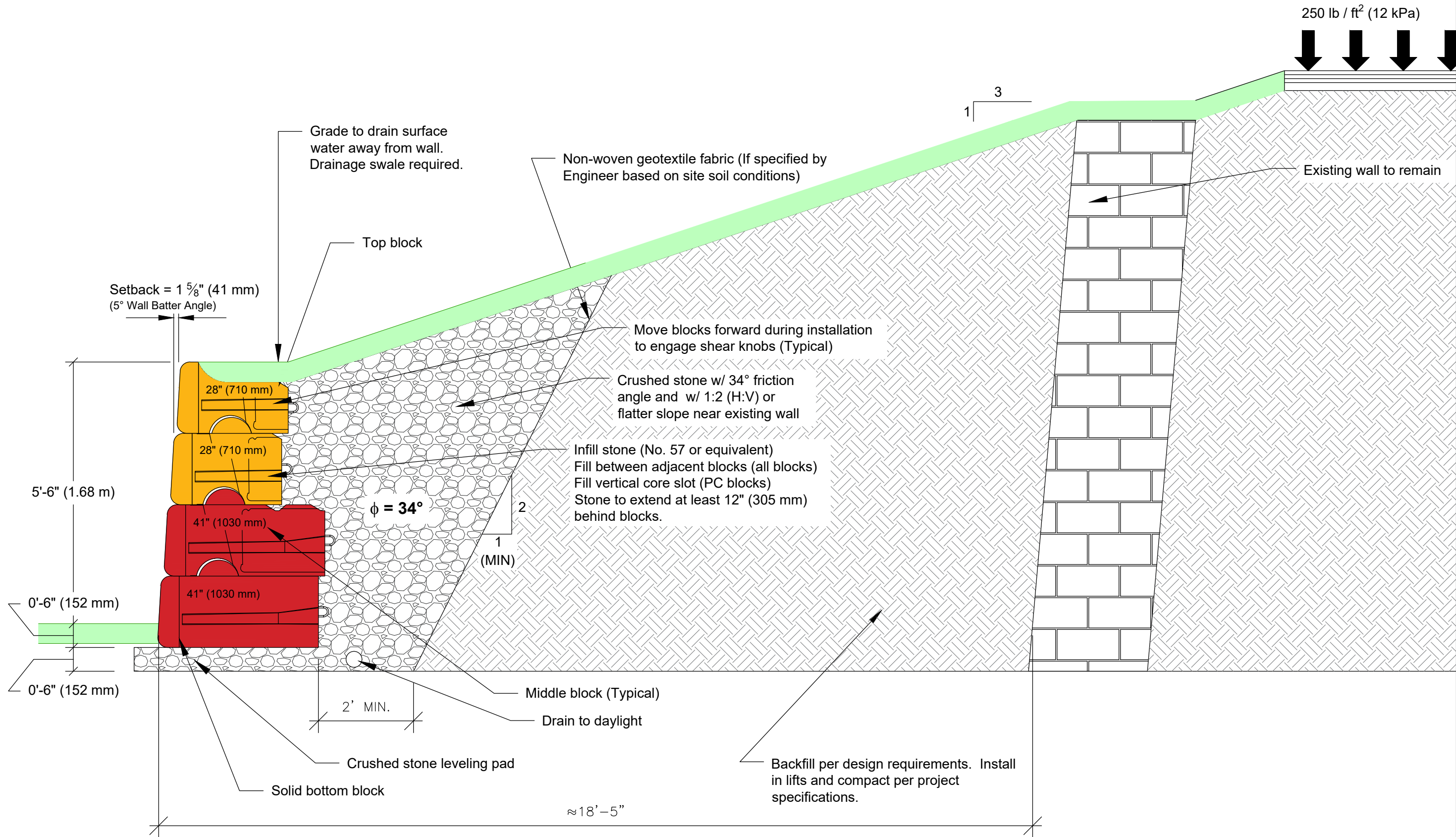
CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW

DESIGN REVIEW BOARD

APPLICANT INFORMATION			
Applicant Name	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)		
Address			
City State Zip	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		
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 _____		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			
(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			



REVISIONS		SCALE	AS NOTED	DRAWN BY	DATE
1				JFK	06-17-24
2					
3					
4					
5					

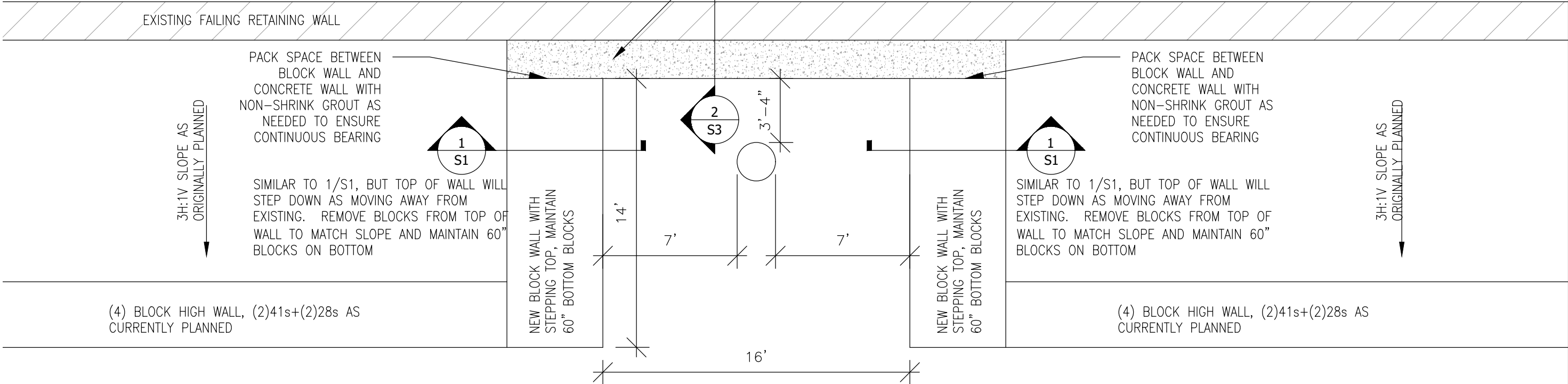
VJ Engineering
2570 Holiday Road
Coralville, Iowa - 319-338-4939

505 IOWA ST
DAVENPORT, IOWA
AMG DAVENPORT LOFTS
NORTH WALL

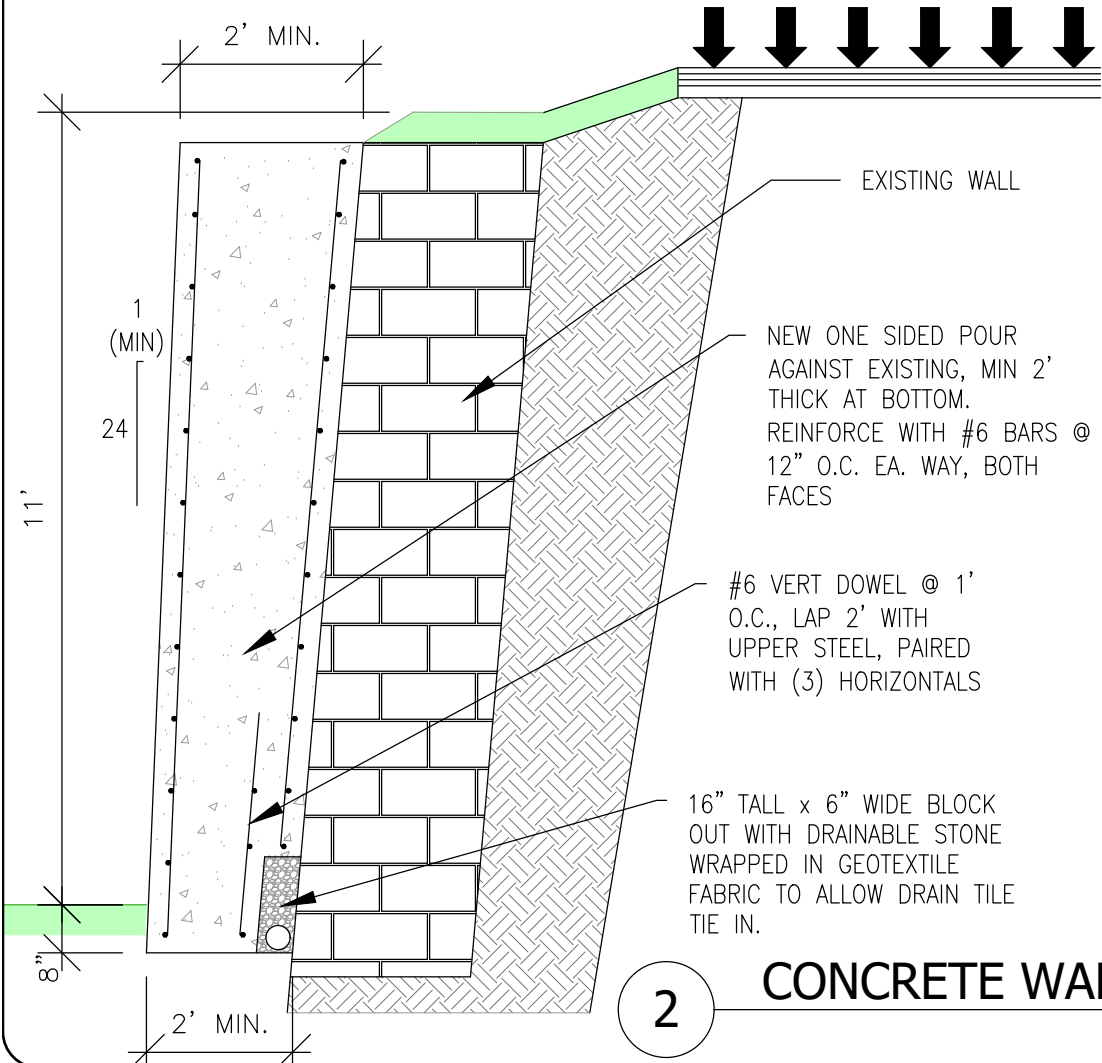
sheet
S2
23-3022

NOTE: DIMENSIONS AROUND POLE AND CLEARANCES TO BE FIELD VERIFIED. IF WIDER OPENING IS REQUIRED CONTACT ENGINEER TO VERIFY WALL THICKNESS/REINFORCING

CONCRETE WALL, MIN 2'-0" THICK THICK ONE SIDED FORM AGAIN EXISTING WALL, REINFORCED WITH #6 BARS @ 12" O.C. EA. WAY, BOTH FACES. WALL TO EXTEND BEHIND 60" BLOCKS FOR PERPENDICULAR RETAINING WALLS SO THEY CAN ACT AS BUTTRESSES AND ALLOW CONCRETE WALL TO SPAN HORIZONTALLY.



1 UTILITY POLE BUMP
Scale: 3/16" = 1'-0"



2 CONCRETE WALL SECTION
Scale: 3/8" = 1'-0"

SCALE	REVISIONS
AS NOTED	1 09-23-24
DRAWN BY	2 10-04-24
JFK	3
DATE	4
06-17-24	5

VJ Engineering
2570 Holiday Road
Coralville, Iowa - 319-338-4939



505 IOWA ST
DAVENPORT, IOWA
AMG DAVENPORT LOFTS
NORTH WALL

sheet

S3

23-3022



Karl Foerster Feather Reed Grass #1
- 1,000 plants at 24" O.C.



Redi Rock Ledgestone



Building Facade



Current Wall

505 Iowa St.
Crescent Lofts
Apartments



road closure

FEDERAL ST

concrete washout

existing wall

poured in place wall

plantings

18' 6"

proposed wall

0.1 acres

lawn

silt fence

505

power pole

Crescent Lofts

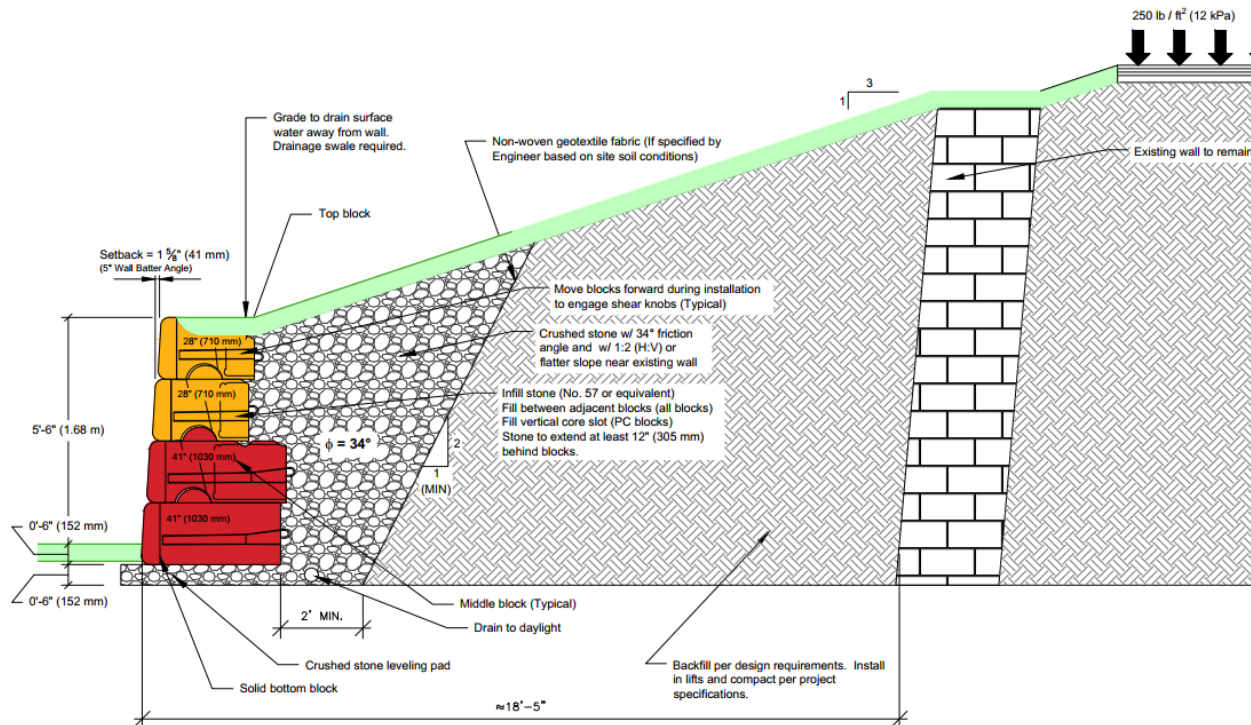
505 Iowa Street

DAVENPORT
IOWA | USA



Design Request

- Construct a new retaining wall in front of the existing limestone wall along Iowa Street and Federal Street.
- Material: Redi-Rock Concrete Block.



Existing Wall

DAVENPORT
IOWA | USA



Existing Wall

DAVENPORT
IOWA | USA



Federal Street

DAVENPORT
IOWA | USA



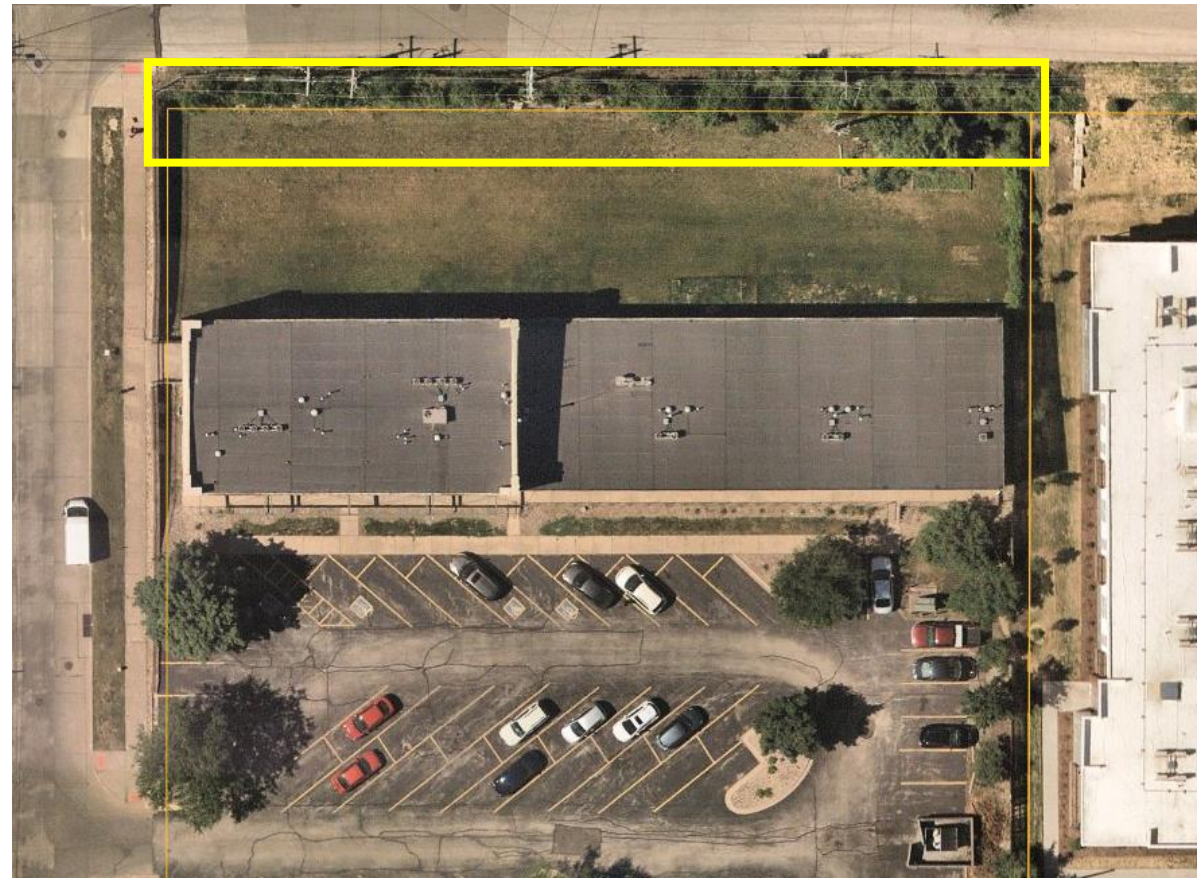
Redi-Rock Block

DAVENPORT
IOWA | USA



Retaining Wall in the Hamburg Historic District (Built in 2024)

Landscaping



Plant Ornamental Grass the Length of Federal Street

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.

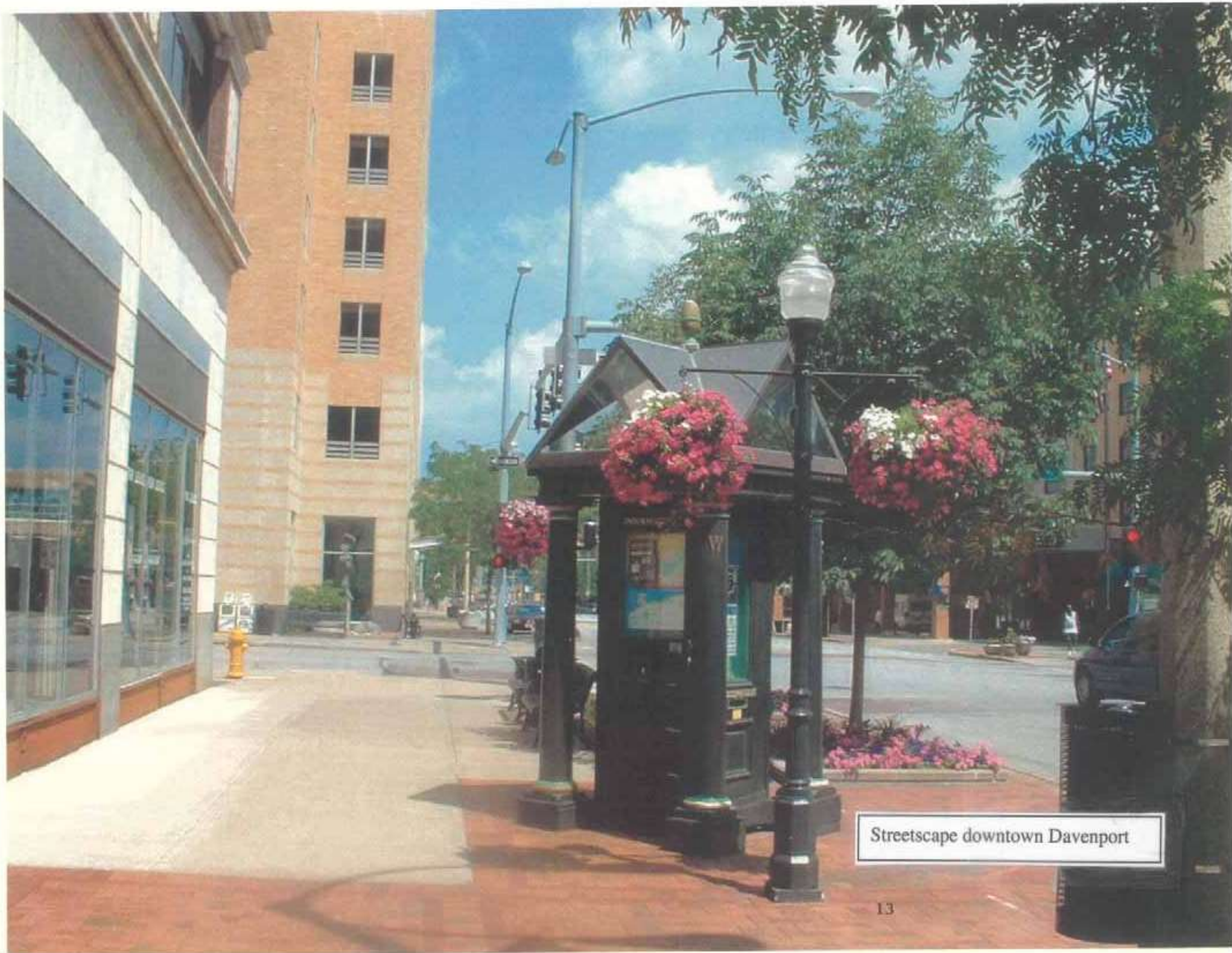
The City of Davenport's natural environment is a primary attribute. Every economically feasible effort to preserve, maintain and enhance Davenport's natural environment, in particular, the magnificent Mississippi River, should be pursued.

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.

