

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

Monday, November 24, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 1. Consideration of the August 25, 2025 meeting minutes.
- III. Old Business
- IV. New Business
 1. Case DR25-14: Request for Design Approval, C-D Downtown Zoning District; Construction of a dumpster enclosure at 324 East River Drive. Downtown Davenport Partnership, petitioner. [Ward 3]
- V. Public Comment
- VI. Adjournment
- VII. Next Meeting: December 22, 2025

City of Davenport

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

Action / Date
11/24/2025

Subject:
Consideration of the August 25, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The August 25, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 8-25-25

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, AUGUST 25, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

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

II. Secretary's Report

1. Consideration of the July 28, 2025 Meeting Minutes.

Motion by Anderson, second by Tylka to approve the July 28, 2025 meeting minutes.
Motion to approve was unanimous by voice vote (7-0).

III. Old Business

1. Case DR25-11: Request for Design Approval, C-D Downtown Zoning District; Storefront remodel at 317 West 3rd Street. Collette's Piano Bar, petitioner. [Ward 3]

Staff presented an overview of the design request and summary of the July Design Review Board meeting. A revised storefront elevation has been submitted for review and approval. The new design moves the door lower to the grade of the sidewalk. The existing sections above the door are removed and infilled with a single transom window, matching the design of the adjacent entrances to The Dorothea Apartment Building.

In addition to the storefront remodel, the applicant requested the installation of a wall sign. The word "Collette's" will be adhered to the opaque transom panel in gold cursive lettering. The material is a vinyl adhesive, similar to the material and color of the Dorothea Apartments entrance sign. The wall sign will be three feet tall by eight feet wide. No exterior lighting or illumination is proposed at this time.

Staff recommended Case DR25-11 be approved in accordance with the submitted work write-up and materials.

Bill Sheeder, owner of Collette's Bar, was in attendance to answer questions.

Board members were supportive of the revised storefront design, which better replicates the appearance of the adjacent storefront entrances and provides better consistency to the facade.

Motion by Tylka, second by Rashid, to approve Case DR25-11 in accordance with the submitted work write-up and materials. Motion was approved by a roll call vote (7-0).

IV. New Business

1. Case DR25-13: Request for Design Approval, C-D Downtown Zoning District; Construction of a dumpster enclosure at 429 East 3rd Street. Yash Commercial Properties LLC, petitioner. [Ward 3]

Staff provided an overview of the request. The applicant is proposing to construct a dumpster enclosure directly south of the pickleball court, along LeClaire Street. There are currently two dumpsters in this location resting on a concrete pad. These units will be enclosed with a six-foot-tall composite wood fence. The gate will be a black-coated chain link fence with privacy slats. The dimensions of the enclosure are eight feet in depth by twenty-four feet in width. The appearance and materials will replicate the dumpster enclosure constructed last year at 206 East 5th Street.

Staff recommended Case DR25-13 be approved in accordance with the submitted work write-up and materials.

Joe Erenberger, applicant, was in attendance to answer questions. The existing dumpsters currently serve both Micky's Irish Pub and Lopiez Slices. The new enclosure will be in the same space as the existing dumpsters.

Commissioners were supportive of the request as the existing dumpsters are highly visible and present an eyesore to visitors. The Commission inquired whether the overgrown vegetation would be addressed with this project.

Motion by Tylka, second by Stinocher, to approve Case DR25-13 in accordance with the submitted work write-up and materials. Motion was approved by a roll call vote (7-0).

V. Public Comment

VI. Adjournment

Motion by Paone, Second by Hoff, to adjourn the meeting. Meeting adjourned at 5:13pm.

VII. Next Board Meeting: September 22, 2025

City of Davenport

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

Action / Date
11/24/2025

Subject:

Case DR25-14: Request for Design Approval, C-D Downtown Zoning District; Construction of a dumpster enclosure at 324 East River Drive. Downtown Davenport Partnership, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR25-14 be approved in accordance with the submitted work write-up and materials.

Background:

Motor Row & Bucktown Beautification Project:

The Downtown Davenport Partnership has completed improvements to Emerson Alley, located between Perry Street and Iowa Street in the Davenport Motor Row and Industrial Historic District. Identified as a key downtown gateway in the 2022 Streamline Study, the alley now features new archways, commercial-grade festoon lighting, and decorative steel poles that enhance safety, nighttime activity, and visual appeal. Gateway signs at both Perry and Iowa Streets, designed with metal arches reminiscent of the Centennial Bridge and bearing the "Motor Row & Bucktown" branding, further reinforce the district's identity. Together, these enhancements create a distinctive sense of place and strengthen the character of this important downtown corridor.

Design Request:

The Downtown Davenport Partnership is requesting construction of a dumpster enclosure near the corner of Iowa Street and River Drive to enhance the beautification of Motor Row Alley, combine existing alley dumpsters, and reduce litter issues in the corridor. Currently, there are multiple dumpsters in the viewshed of the improved alley. These units will be enclosed with a six-foot-tall composite wood fence. The gate will be a black-coated chain link fence with privacy slats. The dimensions of the enclosure are fifteen feet in depth by fifteen feet in width. The appearance and materials will replicate the dumpster enclosure constructed last year at 206 East 5th Street. The Design Review Board also approved the same design for Micky's Irish Pub earlier this year. This request is part of a continuing effort by the Downtown Davenport Partnership to make artistic, lighting, and accessibility improvements to Emerson Alley.

Staff Review:

This portion of downtown has experienced significant reinvestment, most recently by the Downtown Davenport Partnership's branding and improvements within Motor Row Alley. The alley serves a diverse mix of nearby businesses—including The Last Picture House, The Half Nelson, Bootleg Hill, Raccoon Motel, Ragged Records, Trash Can Anne, Peterson Paper Lofts, Marigold Resources, and several other private commercial uses—which rely on this corridor for access and service functions.

In most areas of downtown, dumpsters are located within alleys to minimize visibility from public rights-of-way. However, this property is uniquely constrained by its three street frontages—River Drive, Iowa Street, and Emerson Place—which limit opportunities to fully conceal refuse containers. As a result, the existing dumpsters are prominently visible from multiple vantage points and detract from the appearance of Emerson Alley and adjacent businesses.

The proposed refuse enclosure will consolidate and screen these units, improving aesthetics and contributing to a cleaner, more organized corridor. The enclosure’s height and materials are consistent with the requirements of Davenport’s Zoning Ordinance for refuse and recycling containers. Based on the site constraints, the visual benefits of the project, and compliance with applicable standards, staff support the installation of the dumpster enclosure as proposed.

Downtown Design Guidelines:

While the Downtown Design Guidelines do not specifically address dumpster enclosures, these features play an important role in maintaining a clean, safe, and welcoming downtown. By screening refuse containers, enclosures reduce clutter, control odors, and prevent litter from entering public spaces. They also discourage pests, improve the appearance of alleys and sidewalks, and help organize waste collection. Collectively, these benefits support downtown businesses and contribute to a more attractive environment for residents and visitors.

Zoning Ordinance Requirements for Refuse and Recycling Containers (Section 17.09.030.Q):

Refuse and recycling container regulations apply only to new construction of multi-family dwellings and nonresidential uses as of the effective date of this Ordinance.

1. Refuse and recycling containers are prohibited in the front or corner side yard. No dumpsters may be located on any right-of-way, including alleys.
2. Enclosures constructed as follows are required in all districts except the C-D and C-V Districts:
 - a. All refuse and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The wall or wall extension must be constructed as an integral part of the building’s architectural design.
 - b. The enclosure must be gated. Such gate must be solid and a minimum of six feet and a maximum of eight feet in height. This requirement does not apply to refuse containers located adjacent to an improved alley.
 - c. The gate must be maintained in good working order and must remain locked except when refuse/recycling pick-ups occur. The gate must be architecturally compatible with other buildings and structures on the site.
 - d. Refuse and recycling containers must remain in the enclosure with the gate closed and/or locked.

Zoning Board of Adjustment:

The Zoning Board of Adjustment approved Case HV25-11, a Hardship Variance allowing a refuse container to be located within the front yard along Iowa Street, at its November 13, 2025 meeting. The petitioner identified this location as the most convenient for the multiple businesses that will utilize the dumpster. While the Hardship Variance grants approval for the

dumpster's placement, the Design Review Board retains authority over design-related considerations, including aesthetic impacts and proposed building materials.

Attachments:

1. Application
2. Background Materials & Photos
3. Downtown Design Guidelines-Design Objectives
4. Downtown Design Guidelines-Develop the Alley Facade



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

| REVIEW DISTRICT | SUBMITTAL DATE | MEETING DATE |
|-----------------|----------------|--------------|
| | | |

SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION

APPLICANT INFORMATION

Applicant Name | Company Name

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

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

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.

_____ Date _____

Type Applicant's Name here to serve as a signature

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

DEVELOPMENT TEAM

Property Owner

Address

Phone Secondary Phone

E-Mail Address

Formal Procedure Application Fee: **NONE**

Project Manager/Other

Address

Phone Secondary Phone

E-Mail 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. Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.

(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



MCON CONSTRUCTORS, INC.

Proposal NO. 25-08020

DATE: August 20th, 2025

Re: Emerson and Iowa dumpster pad

MCON's proposal includes all labor, materials, and equipment to complete the following scope of work:

- Sawcut and remove asphalt for new 15'x15' concrete pad
- Pour new 6" thick 4000 psi concrete pad for dumpster enclosure
- Blend in perimeter to match asphalt grade

This scope of work to be completed for the sum of \$3,810.00

Respectfully submitted,

Matt Willman
MCON Constructors, Inc.

Kyle Carter



769 INDUSTRIAL DR · BLUE GRASS, IOWA 52726

July 8th, 2025

Proposal

Quad Cities Chamber of Commerce
Tony Behncke
tbehncke@quadcitieschamber.com
563-340-8777

Job Location

Davenport, Iowa

JOB SPECIFICATION:

"Merigold Dumpster Enclosure"

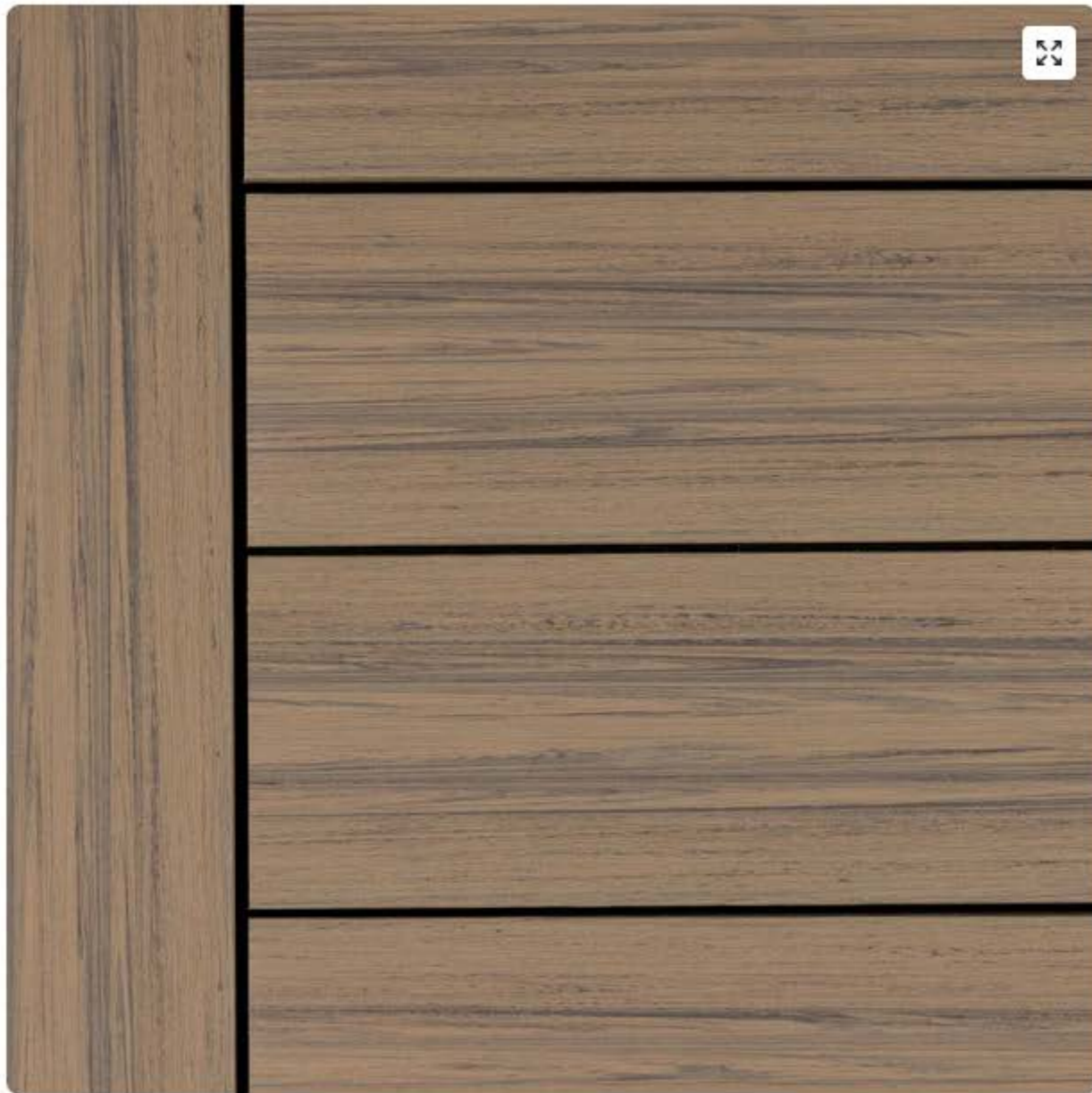
- Installation of (4) sided dumpster enclosure 12'x12' with 12' double gate in 6' high black chain link with black vinyl privacy slats.

Post to be flange

mounted on concrete pad.

- Total - \$5,147.00

- Option for composite flooring boards for the sides with black chain link gate. Total - \$12,264.00



Voyage Decking

WITH SURESTONE® TECHNOLOGY


Color: Costa



Decorators® Voyage decking is made with our patented [Surestone® technology](#) to deliver a comfortable, safe, and lightweight surface for your outdoor space. Voyage mineral-based composite decking boards, available in a variety of color options, allow you to recreate a wood-floor look or create a totally custom design for your raised deck, in-ground patio, or boat dock.


 Made in USA

 5 Widths Available

 Heat Resistant

[Add Sample to Cart](#)

 [Where to Buy](#)

 [Find a Builder](#)



Recommended Fasteners:



StealthLock™ Universal Deck Clips



Pro Fastening Systems





Emerson Pl

Davenport, Iowa



Google Street View

Jun 2025 See more dates



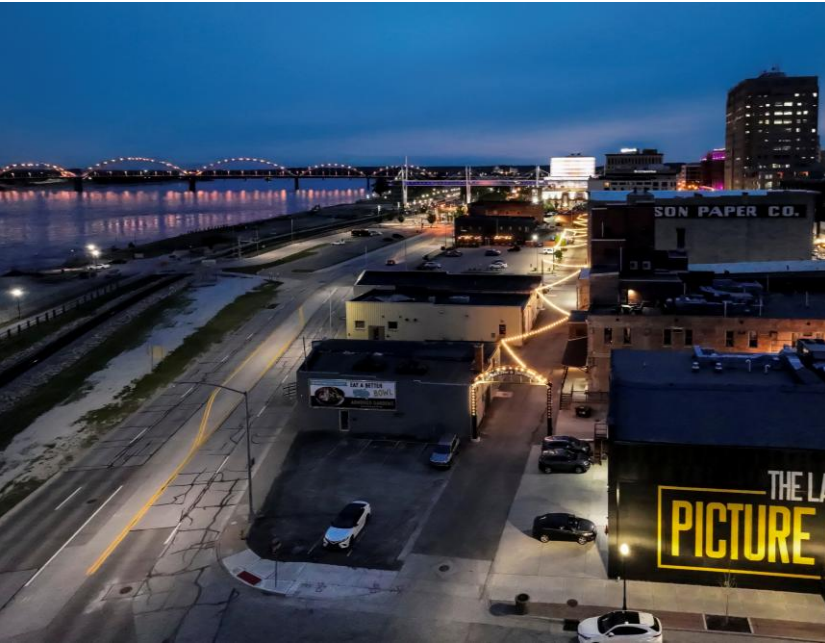
EAT A BETTER BOWL
ARMORED GARDENS
DOWNTOWN DAVENPORT

Emerson Pl

Motor Row & Bucktown



Motor Row & Bucktown Beautification Project



The project was built entirely by local hands,
partners include:

Howard Steel | Shive-Hattery
Davenport Electric Company
Streamline Architects | Oertel Metal Works
Johnnie Cluney



EMERSON PL

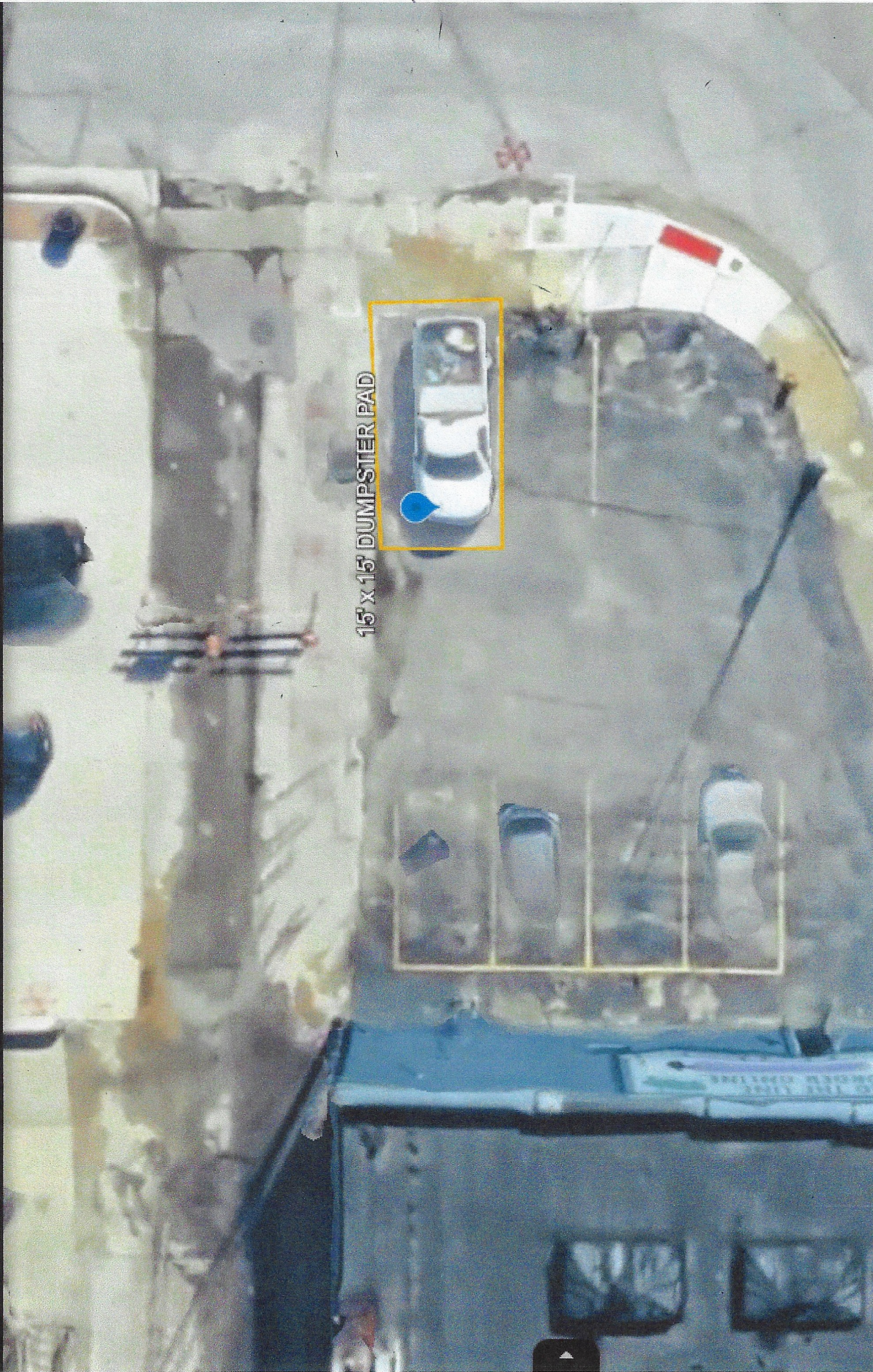


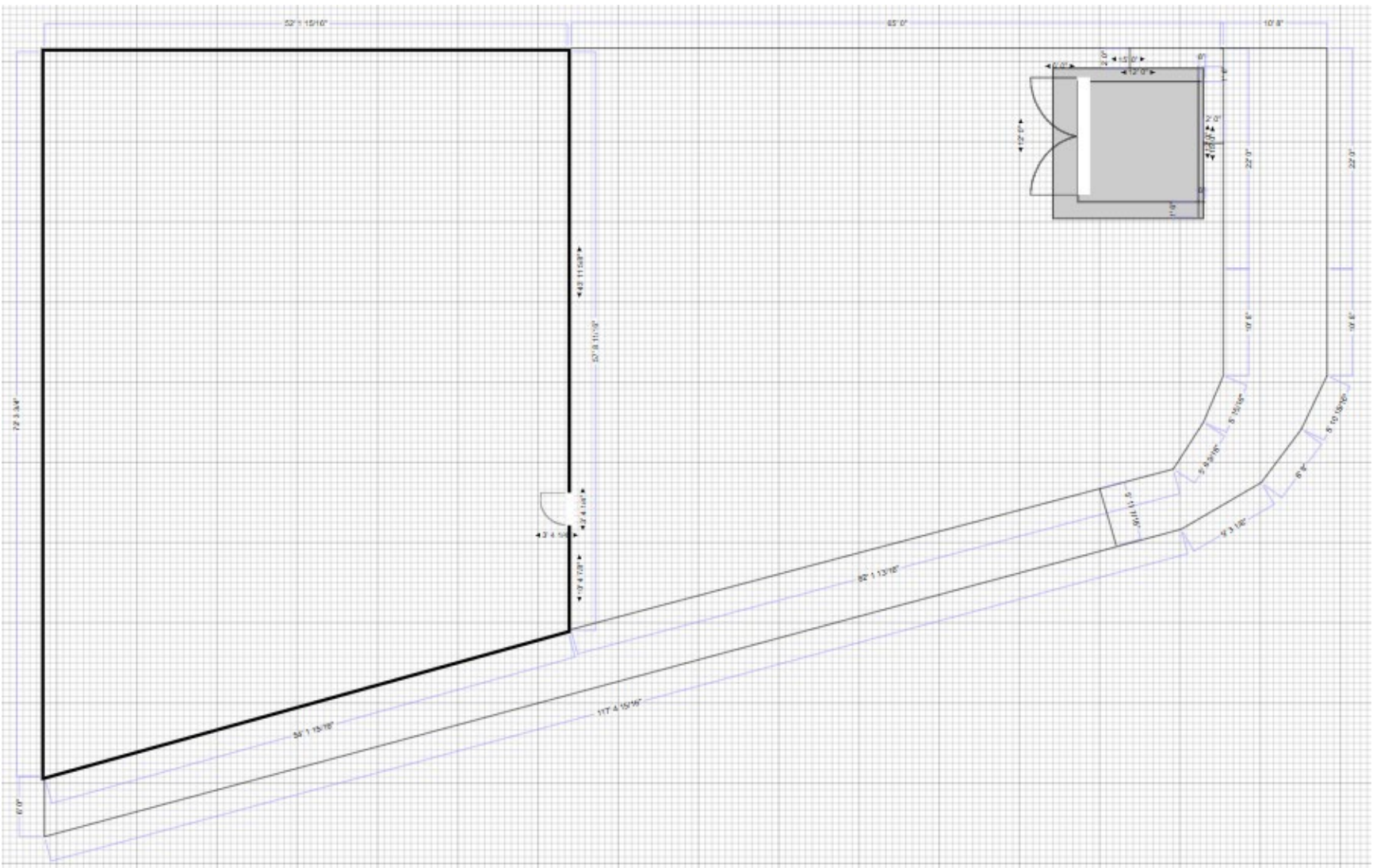
Untitled map

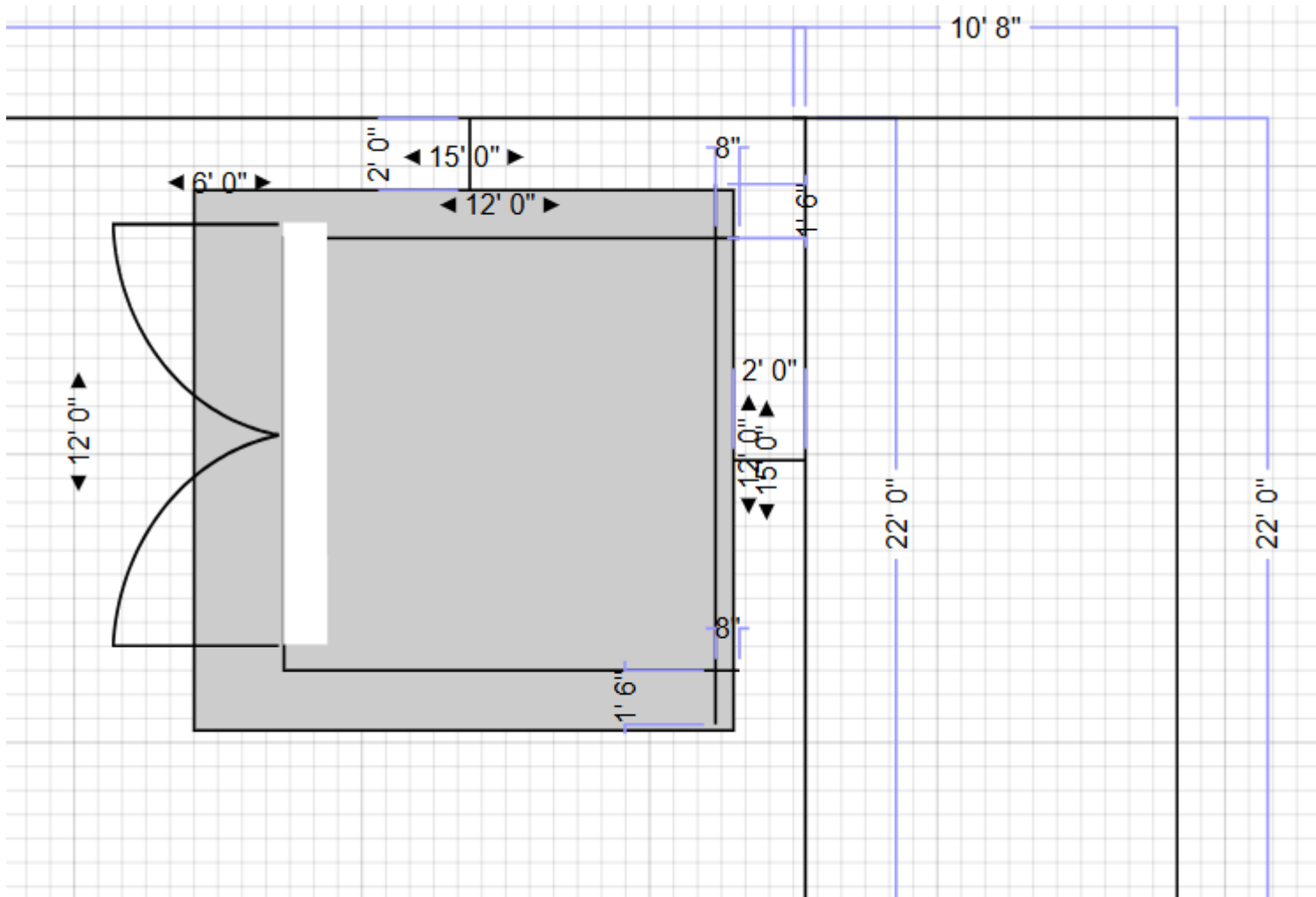
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File Edit View Add Tools Help

Search Google Earth







324 River Drive

DAVENPORT
IOWA | USA



E 2ND ST

PERSHING AVE

EMERSON PL

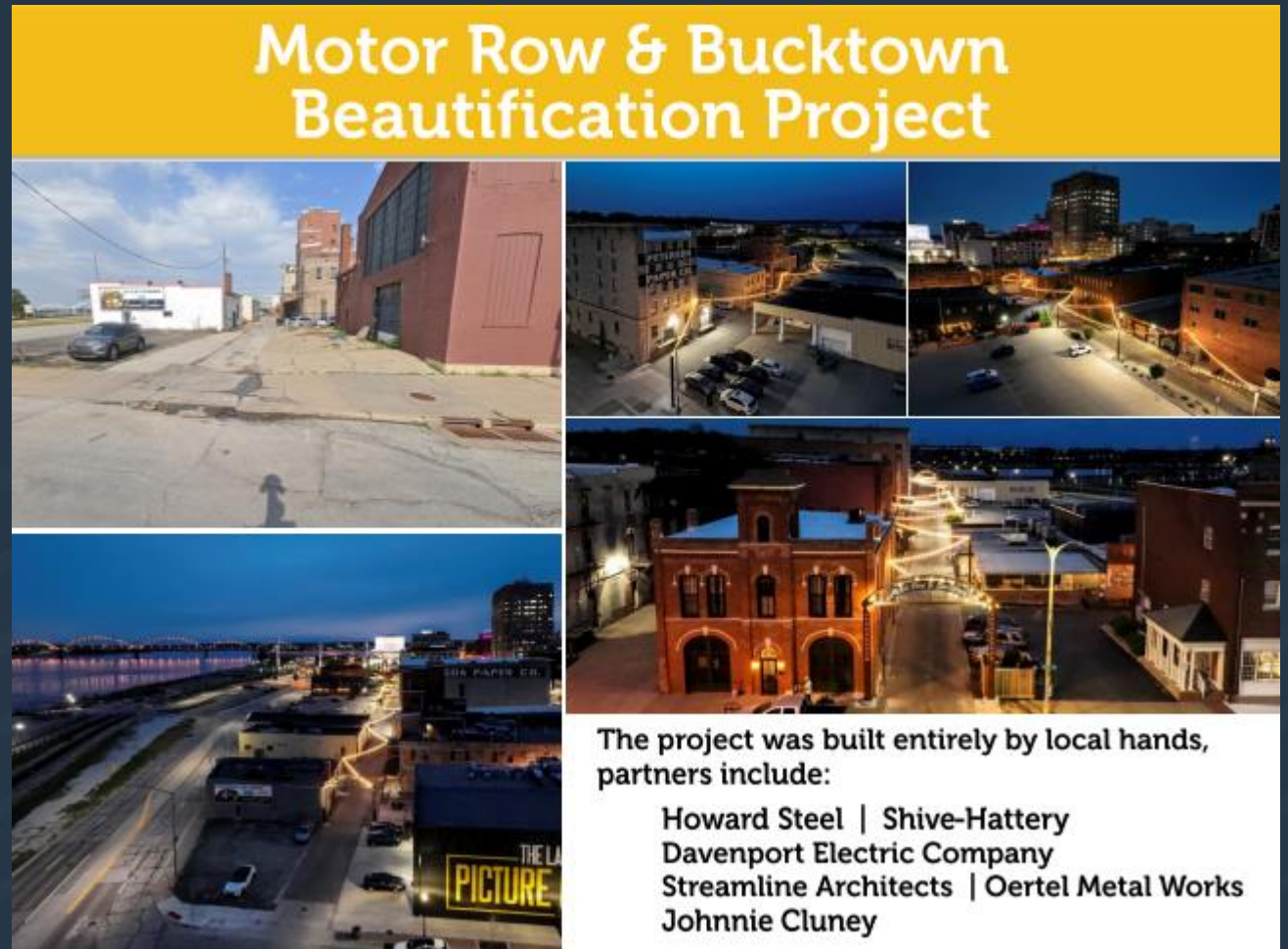
IOWA ST

BECHTEL PARK

RIVER DR

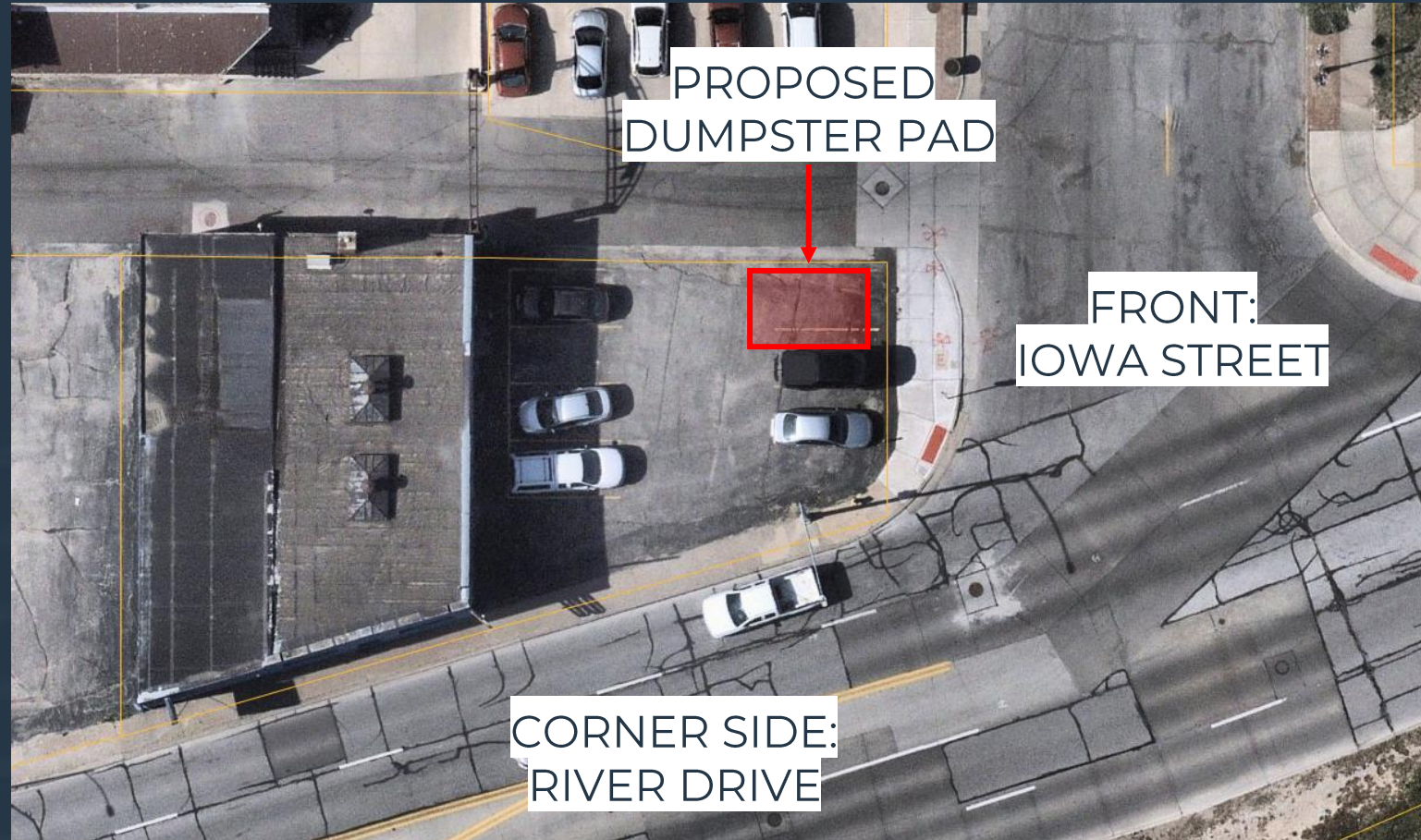
Design Request

- Construct a dumpster enclosure near the corner of Iowa St. and River Dr.
- Purpose: Enhance the beautification of Motor Row Alley, combine existing alley dumpsters, and reduce litter issues in the corridor.
- Currently there are multiple dumpsters in the view-shed of the improved alley which are also visible from River Drive.
- The DDP is continuing to make artistic, lighting, and accessibility improvements to the corridor.



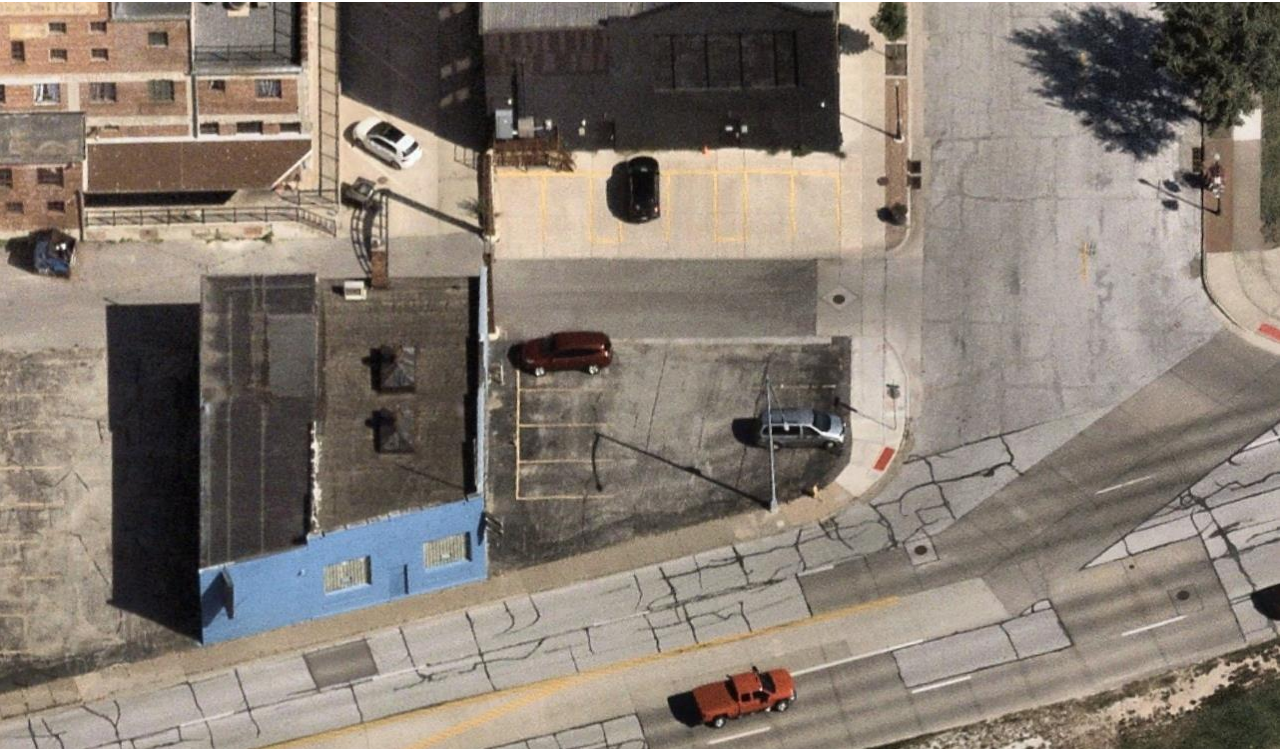
Proposed Location

- The Zoning Board of Adjustment approved a Hardship Variance to permit the enclosure within a front yard.
- The Design Review Board will review and approve the proposed enclosure for design-related concerns.



Existing Site Conditions

DAVENPORT
IOWA | USA



Existing Site Conditions

DAVENPORT
IOWA | USA



Existing Site Conditions

DAVENPORT
IOWA | USA



Existing Site Conditions



Existing Dumpsters within Motor Row Alley



Existing Dumpsters within Motor Row Alley



Enclosure Materials

The screenshot shows the Deckorators website interface for Voyage Decking. The top navigation bar includes 'Products', 'Resources', 'Inspiration', and 'Start Your Project'. The main content area features a large image of the decking material, a color selection tool with five options, and a detailed description of the product's features and benefits. A 'Where to Buy' section is also visible.

Deckorators Products Resources Inspiration Start Your Project

Home Shop Decking Collections Voyage Decking

Voyage Decking

WITH SURESTONE® TECHNOLOGY

Color: Costa

Deckorators® Voyage decking is made with our patented Surestone® technology to deliver a comfortable, safe, and lightweight surface for your outdoor space. Voyage mineral-based composite decking boards, available in a variety of color options, allow you to recreate a wood-floor look or create a totally custom design for your raised deck, in-ground patio, or boat dock.

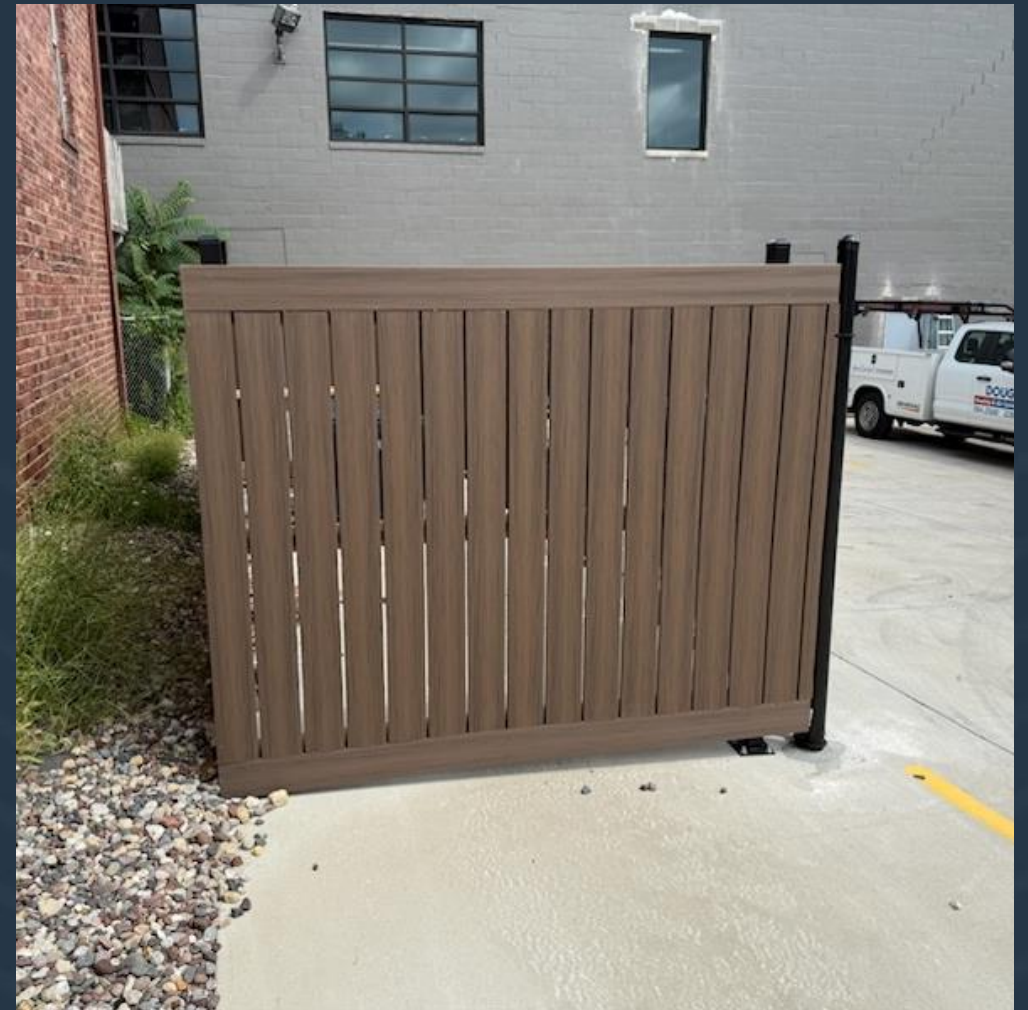
- Made in USA
- 5 Widths Available
- Heat Resistant

[Add Sample to Cart](#)

[Where to Buy](#) [Find a Builder](#)

Recommended Fasteners:

- StealthLock™ Universal Deck Clips
- Pro Fastening Systems

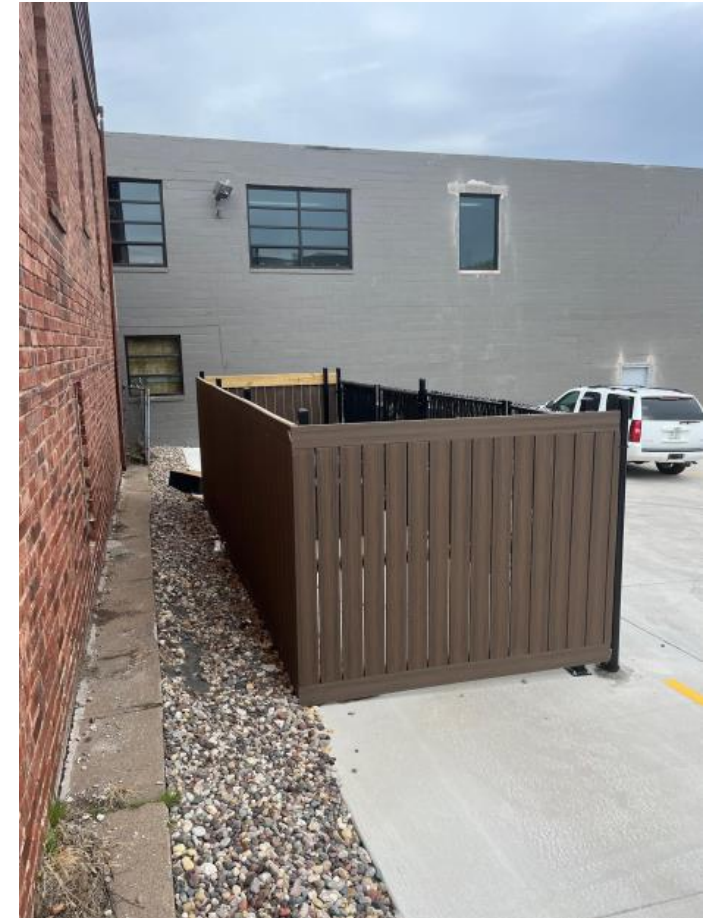
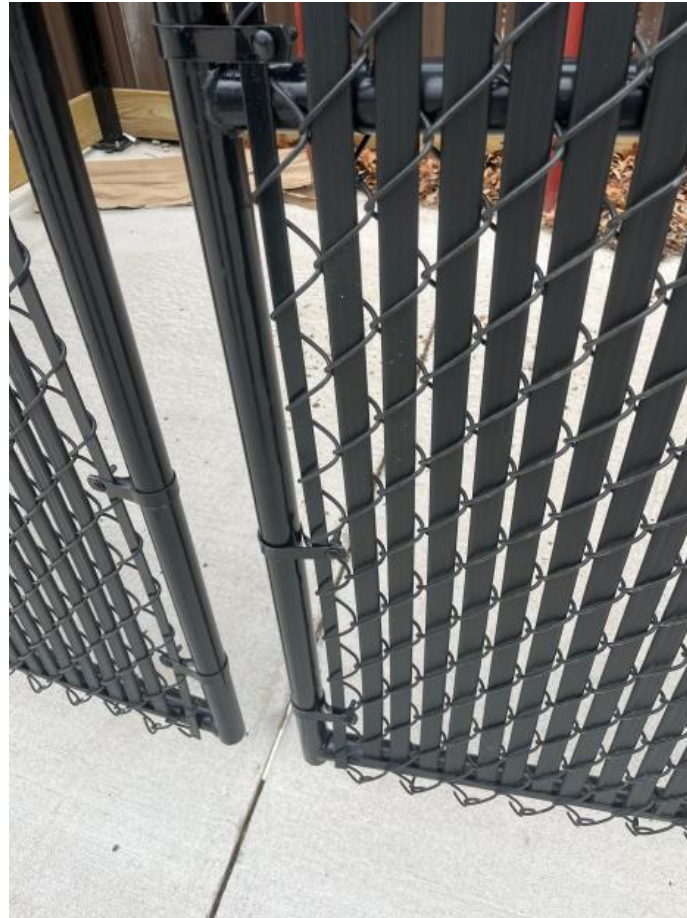
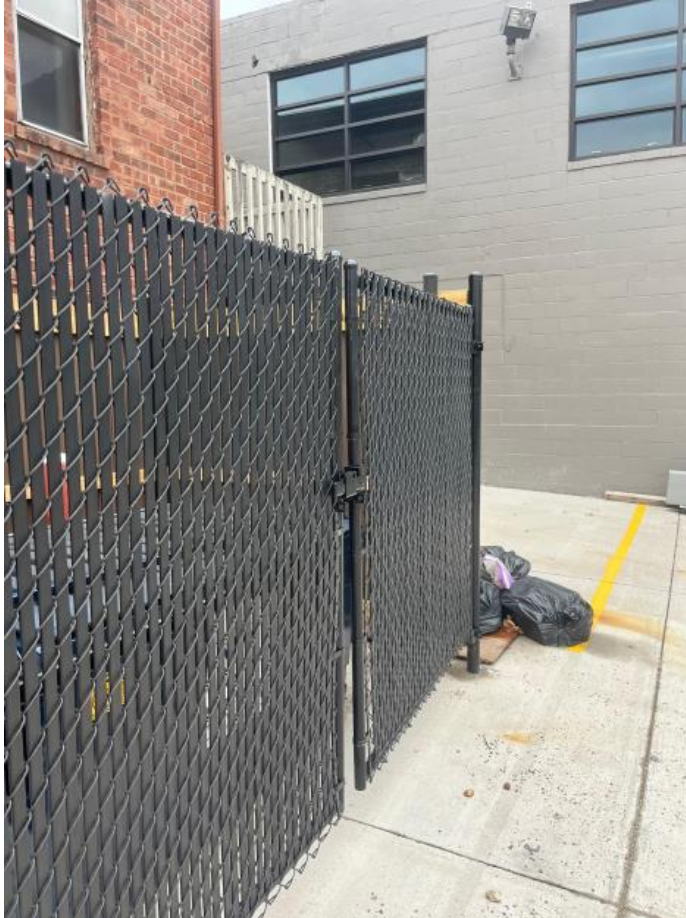


Plan to Replicate Dumpster Enclosure at 206 E 5th Street



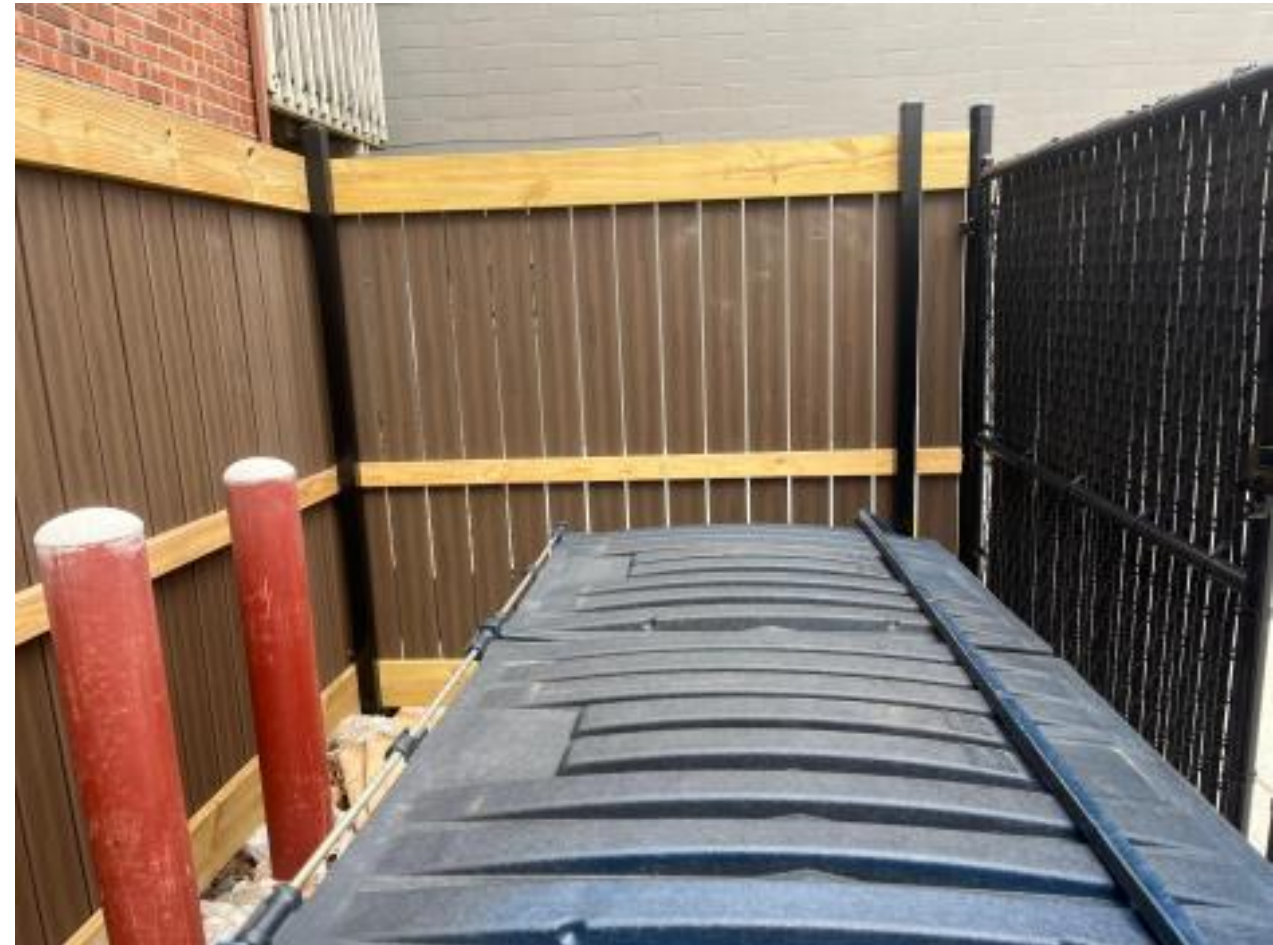
Materials: Composite wood panel walls with a black chain link gate with privacy slats.

Plan to Replicate Dumpster Enclosure at 206 E 5th Street



Materials: Composite wood panel walls with a black chain link gate with privacy slats.

Plan to Replicate Dumpster Enclosure at 206 E 5th Street



Materials: Composite wood panel walls with a black chain link gate with privacy slats.

Staff Review

Benefits of Dumpster Enclosures:

1. Aesthetics & Community Image
2. Odor & Sanitation Control
3. Pest Management
4. Safety & Functionality
5. Support for Business Operations
6. Zoning & Design Requirements



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.

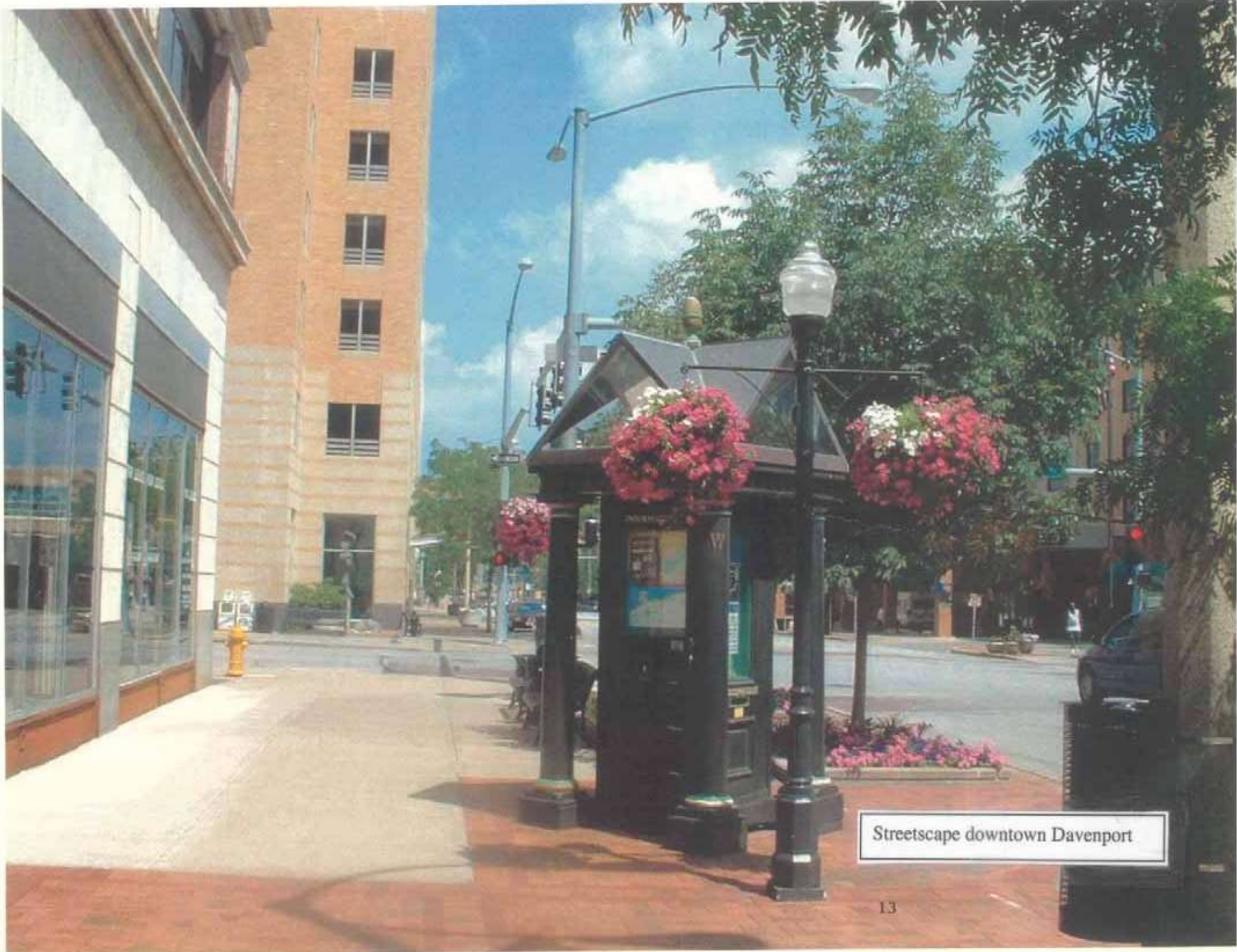
The City of Davenport's natural environment is a primary attribute. Every economically feasible effort to preserve, maintain and enhance Davenport's natural environment, in particular, the magnificent Mississippi River, should be pursued.

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.



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.