



DOWNTOWN
DAVENPORT
PARTNERSHIP

2022 ANNUAL MEETING

THE MEETING WILL START SHORTLY



QUAD CITIES
CHAMBER

An aerial photograph of a city, likely St. Paul, Minnesota, showing a dense urban area with various buildings, streets, and a river in the background. A large blue banner with the text 'MAYOR MATSON' is overlaid on the right side of the image.

MAYOR MATSON

An aerial photograph of a city, likely St. Louis, showing a large baseball stadium (Busch Stadium) in the foreground. The stadium has a distinctive red brick facade and a large, curved seating bowl. To the right of the stadium is a large green field, possibly a practice field or a park. In the background, a large Ferris wheel is visible, along with other amusement rides and a carousel. The city skyline is visible in the distance, with various buildings and a river (the Mississippi River) on the right side. A blue banner with white text is overlaid on the right side of the image.

KYLE DAY

BOARD CHAIRMAN, DDP

DDP BOARD OF DIRECTORS 2021-2022

Tim Baldwin | Front Street Brewery

Bruce Berger | City of Davenport

Heather Brummel | RiverCenter/Adler Theatre

Nicole Cline | Estes Construction

Damon Colvin | CBI Bank & Trust

Kathy Daily | RSM

Kyle Day | Rock River Family Office

Joe Erenberger | Y & J Enterprises

Tate Featherstone | Gallagher Insurance

Mike Gisel | divvyDOSE

DJ Glasgow | US Bank

Kelli Grubbs | Victory Enterprises

Michelle Hargrave | Figge Art Museum

Mo Hyder | Rhythm City Casino

Jennifer Kakert | Cavort & The Vault

Ben Keith | MidAmerican Energy

Joe Kubly | Quad Cities River Bandits

Nasreen Khan | Bespoke Beauty

Joe Kubly | Quad Cities River Bandits

Gwendolyn Lee | Endless Brews

Brad Martell | Scott County Y

Henry Marquard | Genesis Health System

Marion Meginnis | 3rd Ward Alderwoman

Matt Mendenhall | Regional Development Authority

Rebecca Nicke | Abernathy's

Candy Pastnak | Pastnak Law

Paul Rumler | Quad Cities Chamber

Cris Ryder | Exit Realty

Bill Sheeder | Cookies & Dreams

Corri Spiegel | City of Davenport

Pete Stopulos | Ruhl Commercial

Barry VanBlaricom | Davenport Electric Company

Dana Wilkinson | Paragon Interiors

Joe Wonio | Mel Foster

KYLE CARTER

EXECUTIVE DIRECTOR, DDP



AGENDA



OVERVIEW



2021-2022 RECAP



LOOKING FORWARD

WHO WE ARE & WHAT WE DO





WHY CARE MORE NOW?

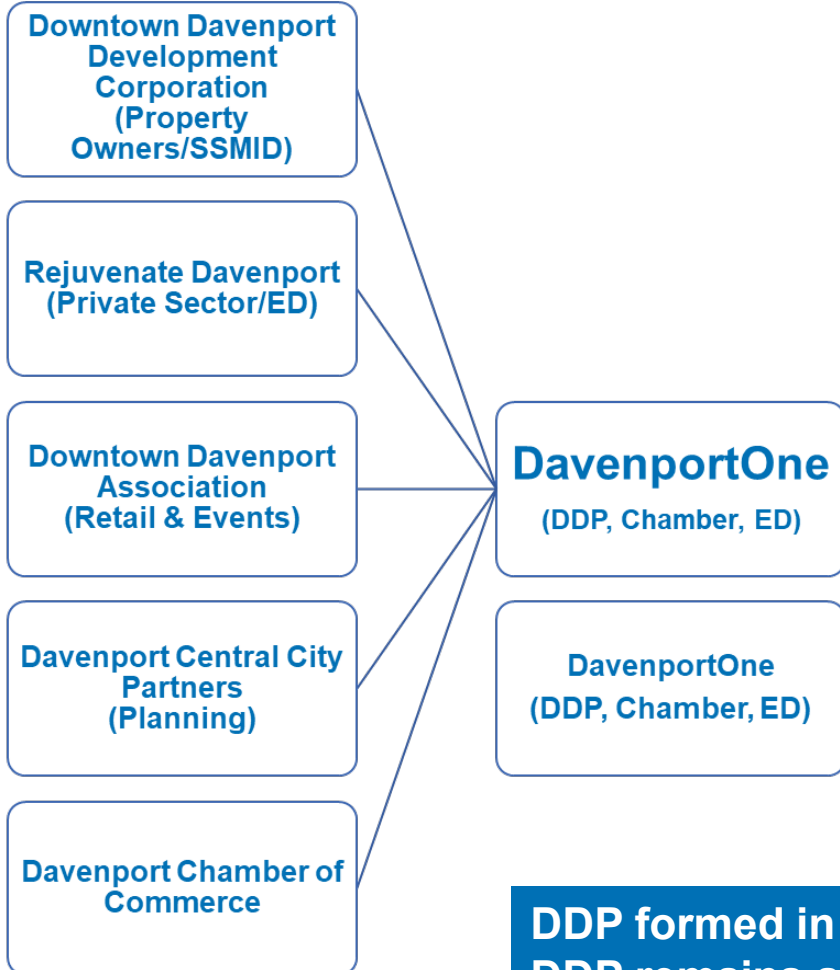
Capital follows talent

Talent follows place

Place needs investment

THE YEAR 2000

DDP Debuts



Greg Boll/QUAD-CITY TIMES

Architects of the new DavenportOne include, from left, William Wilke, retired Davenport banker; Dan Portes, chairman of the Davenport Chamber of Commerce; Edward Rogalski, past chamber chairman; and Dan Huber, who will be CEO of the new business and economic development organization.

DavenportOne debuts

5 organizations
join forces for
progress, growth

By Jae Bryson
QUAD-CITY TIMES

The new emphasis in Davenport is on "one."
And that is why the name "DavenportOne" was selected as the name of the new business and economic development entity that pulls together the resources of five Davenport groups, including the 80-

year-old Davenport Chamber of Commerce.

"We think the name is a positive one because it talks about unifying Davenport, unifying our business community, having one organization with a shared vision for Davenport representing business interests," Dan Huber, newly appointed DavenportOne president and chief executive officer, said Tuesday.

The groups that merged are the Davenport Chamber of Commerce, Downtown Davenport Association, Downtown

Davenport Development Corporation, Davenport Central City Partnership and Rejuvenate Davenport. The groups voted in February to merge their efforts.

Its priorities for the next three to five years include developing an economic development program, serving as a catalyst for a well-balanced and well-planned community, revitalizing downtown, engaging in a community image strategy, training prospective community leaders and instituting an aggressive govern-

ment action program.

It follows on the heels of a similar consolidation effort by Des Moines area agencies to consolidate.

"The organization that comes into existence today has chosen to focus on the future and not the past," independent consultant William Wilke said. "It is indeed an organization dedicated to the betterment of the entire community. But, to do this, we're asking for the assistance and goodwill all

— UNITY

Please turn to Page A9

DDP formed in 2000 via merger of 5 downtown orgs
DDP remains an affiliate of the Quad Cities Chamber today

DDP: DOWNTOWN PLACE MANAGEMENT ORGANIZATION

Self-Supporting Municipal Improvement District (SSMID)

TODAY DDP REPRESENTS:



**250+ Businesses
&
2000+ Residents**



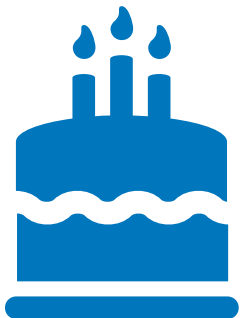
**422
Property
Parcels**



**\$186M+
Accessed
Value**



**33
Board
Members**



ESTABLISHED IN 1977,



DDP IS CELEBRATING OUR SSMID 45TH BIRTHDAY!

WHAT IS **PLACE** **MANAGEMENT**?



BUSINESS & ECONOMIC GROWTH

**Strategic Planning
& Partnerships**

Financial Assistance

**Business Retention &
Recruitment**

Business Intelligence

**Leverage Right Blend
of Development**

Networking

INFRASTRUCTURE & LIVABILITY

Clean, Safe & Welcoming

Complete Streets

Public Space Maintenance

Riverfront

Public Art

Residential Support

ADVOCACY & PROMOTION

**Government &
Policy Advocacy**

Marketing

Events & Festivals

Small Business Promotions

**Arts & Culture
Partnerships & Promotions**

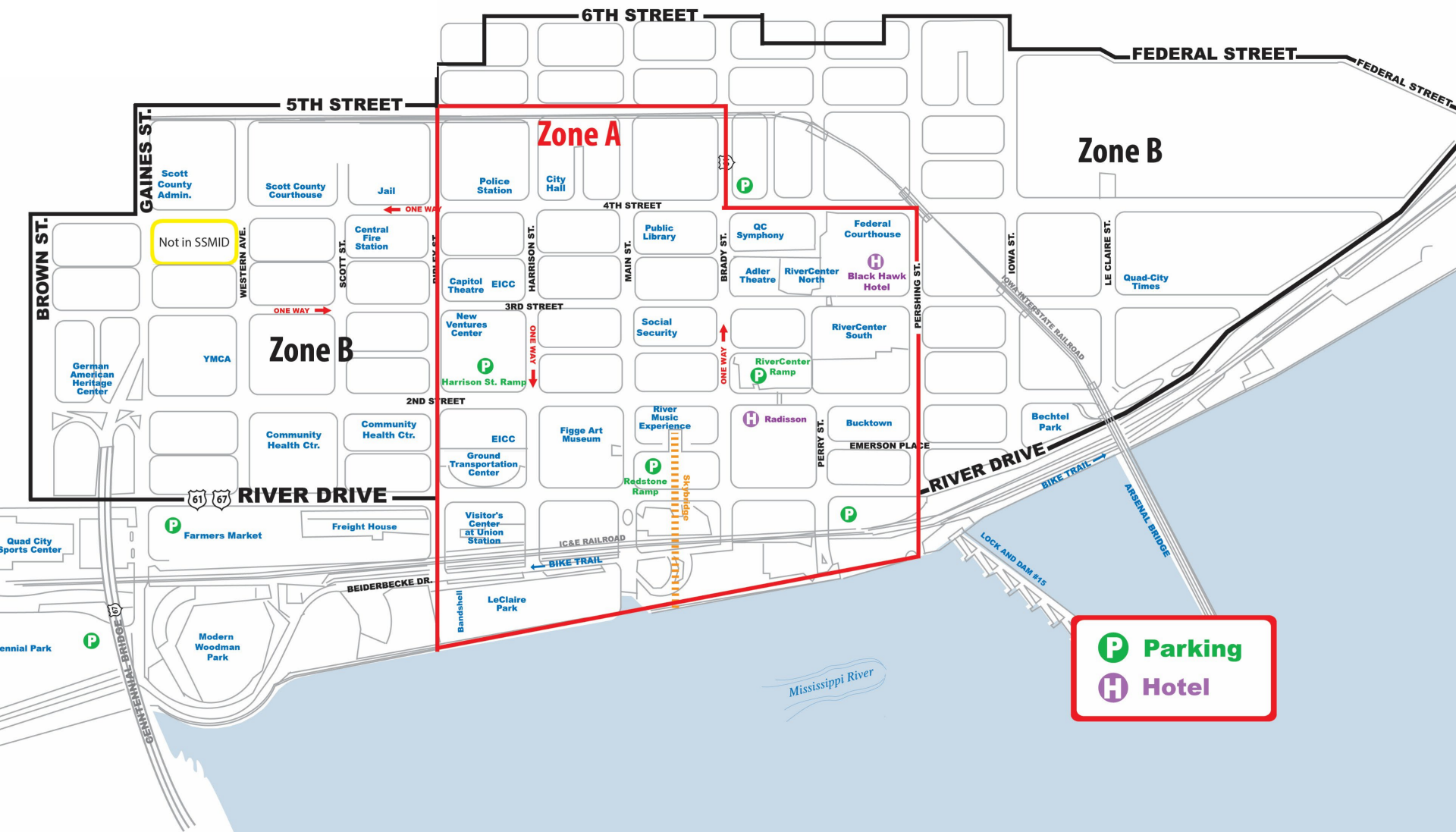
GROWING OUR INDUSTRY & NETWORK

- **International Downtown Association**
 - Annual Conference
 - Leadership in Place Management Certification
- **Travel Iowa Tourism Conference Placemaking**
- **Placemaking & Workforce Presentation with Debi Durham, Director of Iowa Economic Development**
- **Enhance Iowa CAT & Sports Tourism Committees**



**INSPIRED LEADERS
SHAPING CITIES**

SSMID MAP





STAFF



KYLE CARTER
EXECUTIVE DIRECTOR



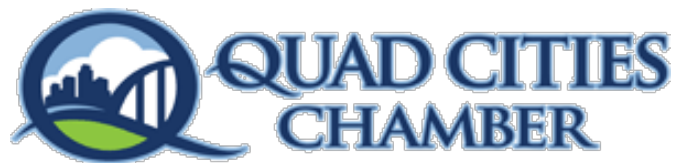
ALISHA ESPEY
PROGRAM DIRECTOR



JASON GILLILAND
EVENTS DIRECTOR



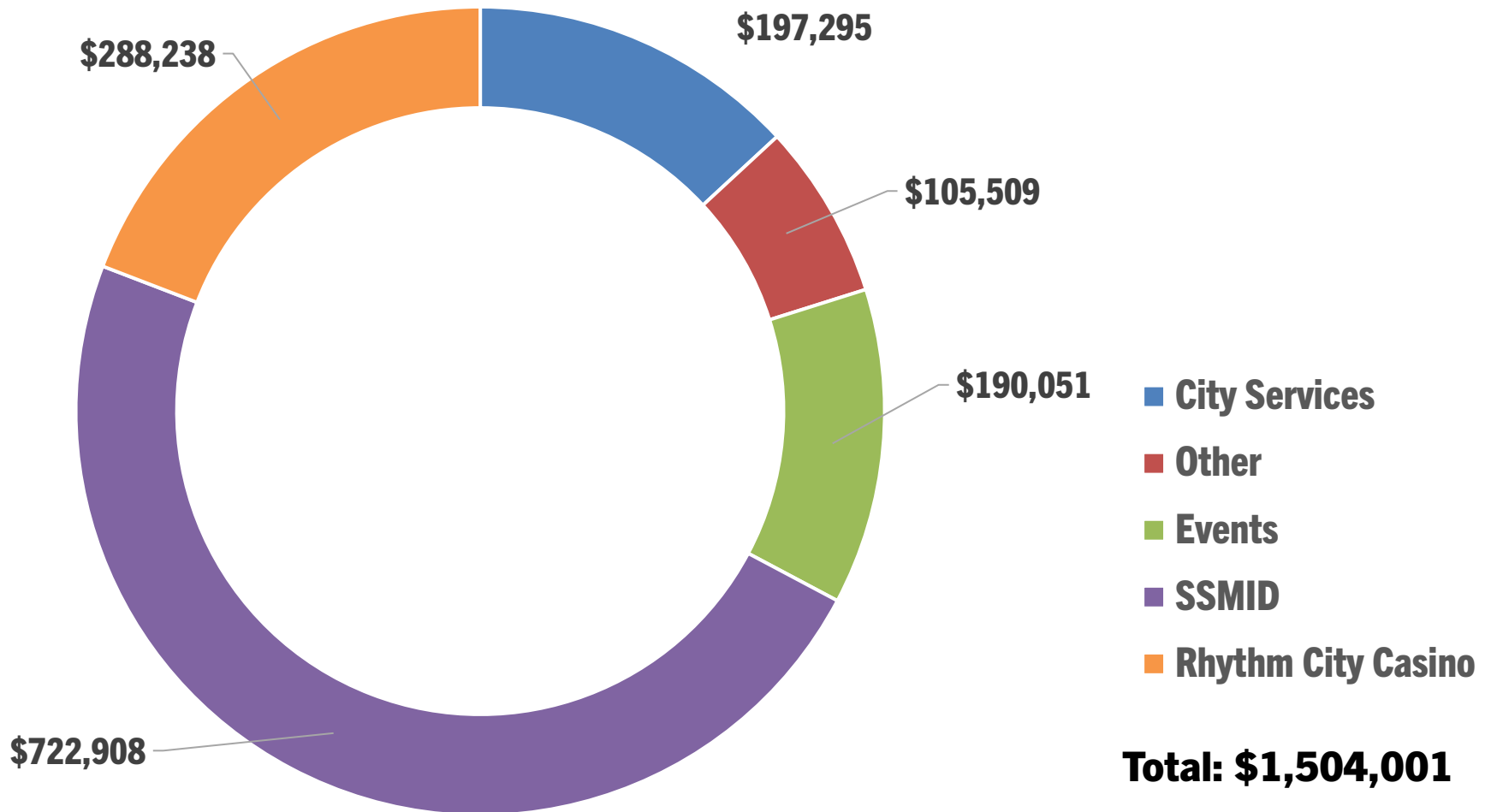
TONY BEHNCKE
OPERATIONS DIRECTOR





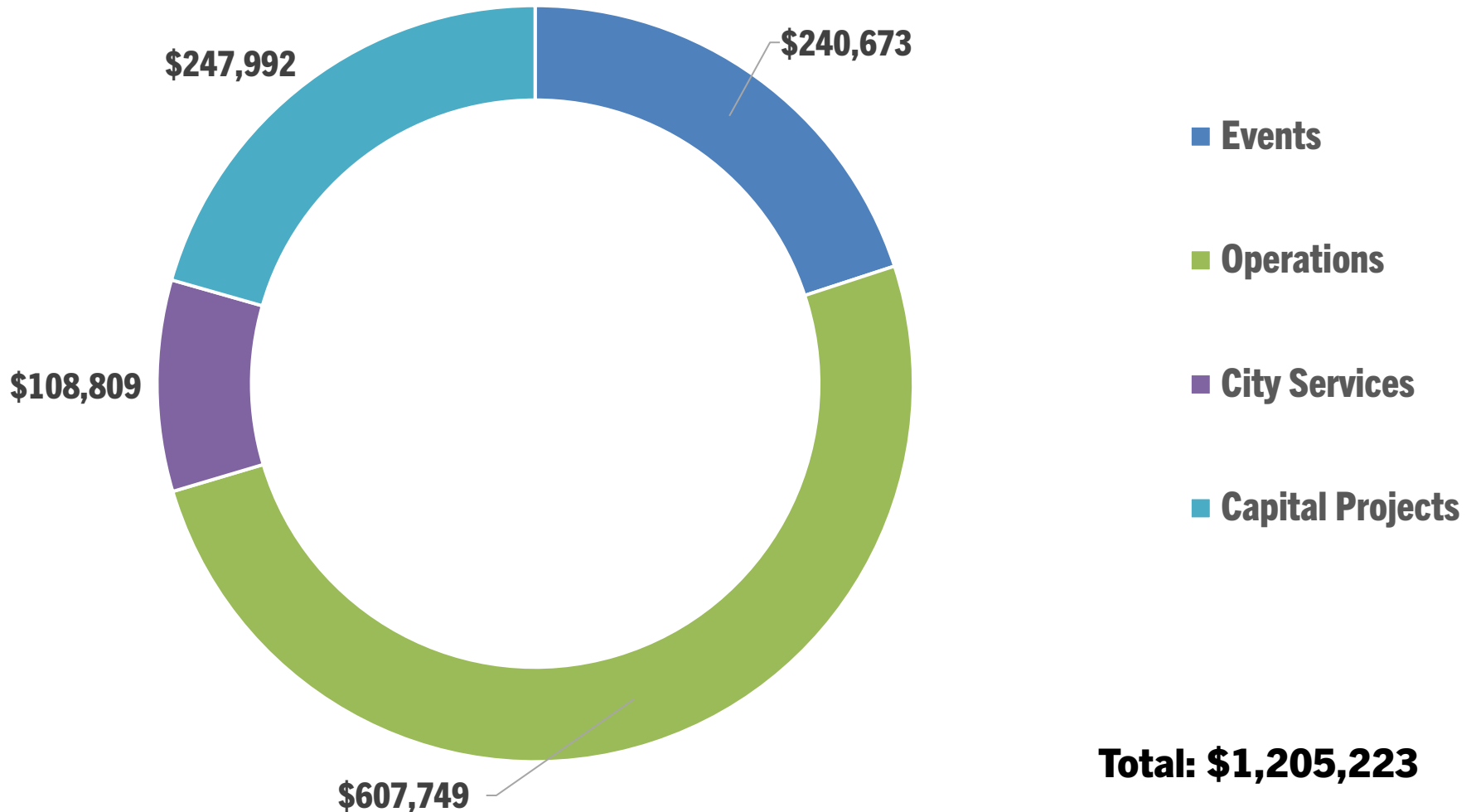
DDP 2021-2022 INCOME

{ AS OF MAY 31, 2022 }



DDP 2021-2022 EXPENSES

{ AS OF MAY 31, 2022 }



An aerial photograph of a city, likely Pittsburgh, showing a river, bridges, and a large crowd of people gathered on a street. A green semi-transparent rectangle is overlaid on the center of the image, containing the text "BUSINESS & ECONOMIC GROWTH" in white, bold, sans-serif capital letters. A thin white vertical line is positioned to the left of the text.

BUSINESS & ECONOMIC GROWTH

MASTER PLAN

Back to Baseline (0 – 2 Years)

- ✓ **75% Implemented**
- ✓ **10% In Progress**
- ✓ **15% Not Yet Started**

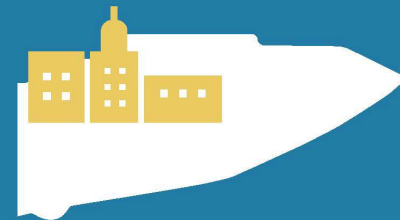
Medium Term (2 – 5 Years)

- ✓ **23% Implemented**
- ✓ **32% In Progress**
- ✓ **45% Not Yet Started**

Long Term (5 – 10+ Years)

- ✓ **8% Implemented**
- ✓ **31% In Progress**
- ✓ **61% Not Yet Started**

Davenport 2030 **A Resilient City**



**Accepted by Davenport City Council
February 2021**

DAVENPORT 2030 - WORK PLAN ALIGNMENT



1. PLAYFUL, CONNECTED & PROTECTED

Invest and enhance downtown's public realm and create a more resilient riverfront



2. LIVABLE

Make downtown an attractive place for residents, families, and visitors



3. INNOVATIVE

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



4. INCLUSIVE

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



5. CELEBRATED

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

DOWNTOWN INVESTMENT

\$31M+

COMPLETED
PROJECTS
2021-2022

\$56M+

UNDER
CONSTRUCTION

\$26M+

PLANNED
PROJECTS

\$658+

INVESTED SINCE
2000

A RESILIENT & GROWING DOWNTOWN

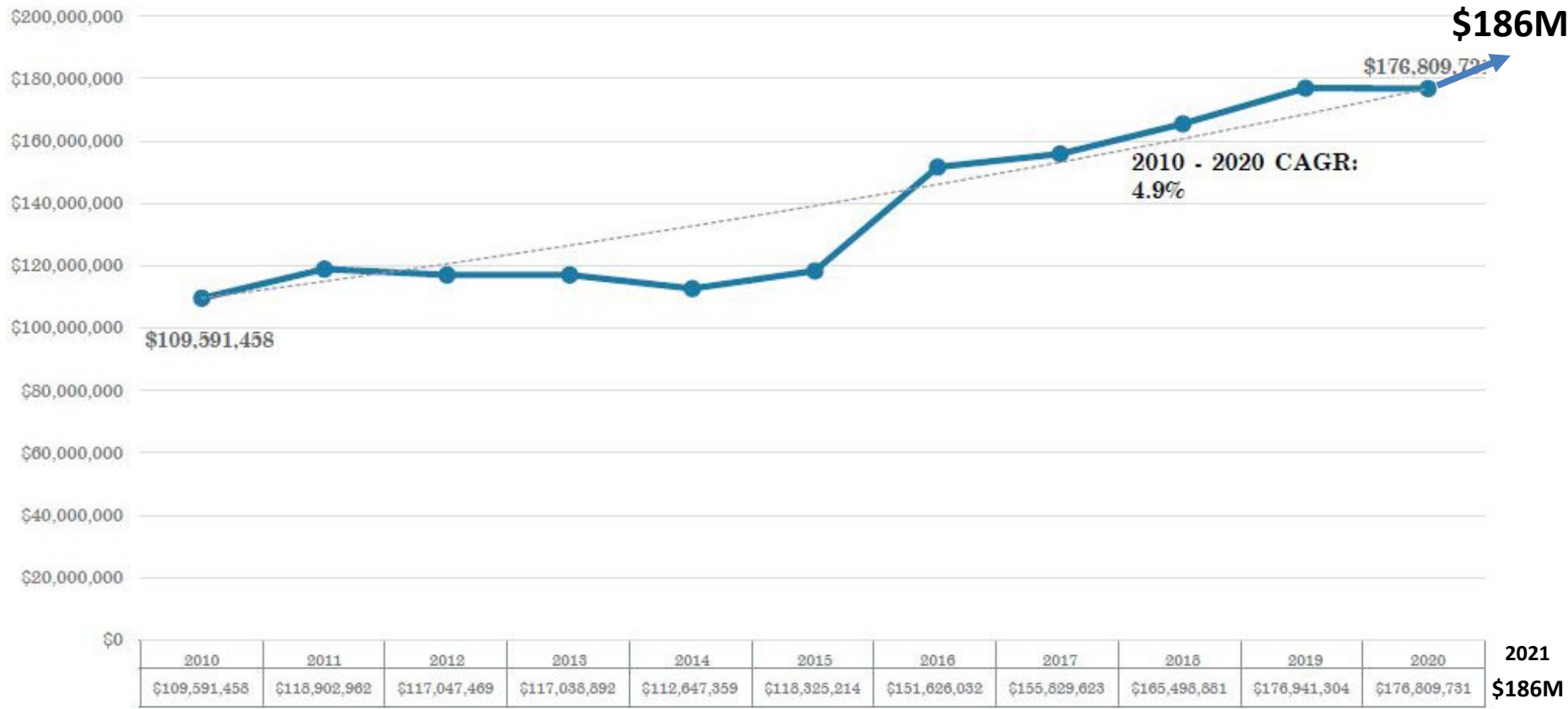
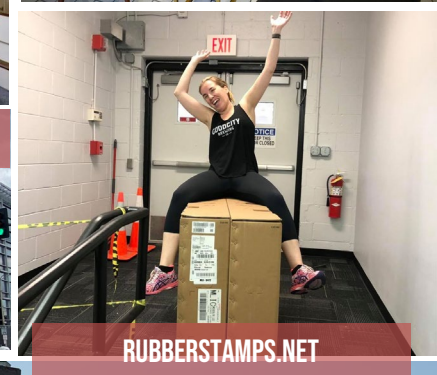
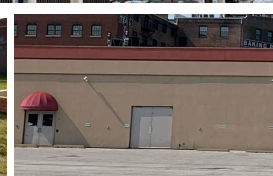
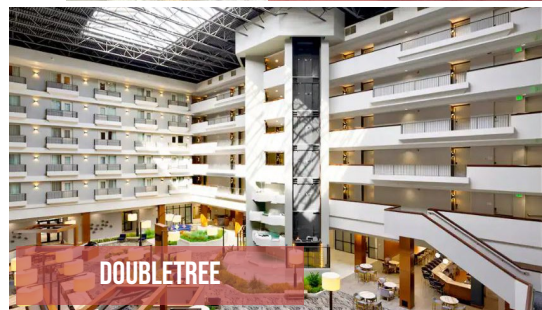


Figure: Total Assessed Value, 2010-2020

Sources: City of Davenport, Downtown Davenport Partnership, Scott County Assessor's Office

COMPLETED PROJECTS



TOTAL: 15 PROJECTS, \$31.4 MILLION

21

NEW, RETAINED, EXPANDED BUSINESSES



BARREL HOUSE

KILLPOP

CITY LOAFERS

MISSISSIPPI RIVER DISTILLING COMPANY

COOL BEANZ

NEHLSSEN COMMUNICATIONS

DAQFAQ

RAGGED RECORDS

DOUBLETREE BY HILTON

RAVE MORTGAGE

EMPIRE QC

RUBBERSTAMPS.NET

EXP REALTY

TAPESTRY FARMS

GOLDEN G.O.A.T. BARBERSHOP

THEODORA'S

HOMESMART

TOASTED

ISA BALLOON DESIGN & MORE

TRASH CAN ANNIE

VALLEY STUDIOS

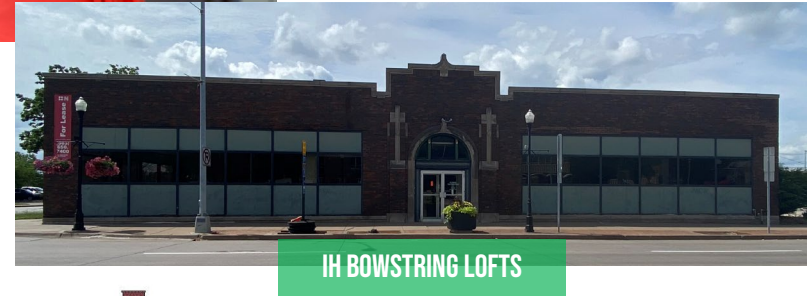


PROJECTS UNDER CONSTRUCTION



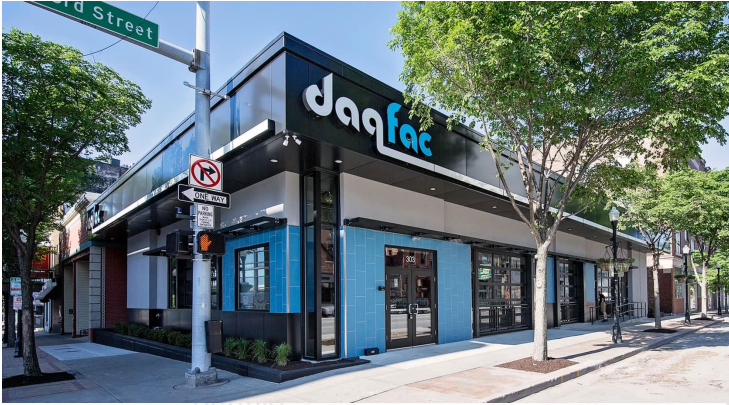
TOTAL: 8 PROJECTS, \$57 MILLION

PLANNED PROJECTS (BIG & SMALL)



TOTAL: 18 PLANNED , \$27+ MILLION

DDP LEVERAGING PRIVATE INVESTMENT



FACADE IMPROVEMENT GRANTS

- 7 PROPERTIES AWARDED
- TOTAL GRANT FUNDING AWARDED



\$58K

TOTAL LEVERAGED PRIVATE INVESTMENT:



\$582K+

DDP LEVERAGING PRIVATE INVESTMENT



COMMERCIAL INTERIOR IMPROVEMENT GRANTS

- 2 BUSINESSES/PROPERTIES AWARDED
- TOTAL GRANT FUNDING AWARDED



\$20K

TOTAL LEVERAGED PRIVATE INVESTMENT



\$133K+

ENTREPRENEURIAL ECOSYSTEM

NEW GRANT PROGRAMS





KEY PERFORMANCE INDICATORS

Downtown Place Management KPIs:

- Net increase in new businesses in downtown business improvement districts (BIDs)
- \$XX million new construction/renovation in BIDs*
- 92-95% residential occupancy rates in BIDs*
- 85-88% commercial occupancy rates in BIDs*
- Additional measurables to the Board
 - Visitor Data
 - FY 22 Property Sales: 18 properties sold - \$8.6M



KEY PERFORMANCE INDICATORS

52801 SALES TAX



FOOD & BEVERAGE

FY12: \$633,709 (22 BIZ)

FY17: \$1,109,791 (39 BIZ)

FY13: \$708,769 (29 BIZ)

FY18: \$1,159,791 (41 BIZ)

FY14: \$843,952 (33 BIZ)

FY19: \$1,111,300 (45 BIZ)

FY15: \$851,812 (33 BIZ)

FY20: \$987,251 (45 BIZ)

FY16: \$969,824 (36 BIZ)

FY21: \$1,187,935 (46 BIZ)



SPECIALTY RETAIL

FY19: \$149,053

FY20: \$136,498

FY21: \$129,149

TOTAL SALES TAX

FY19: \$8,715,927

FY20: \$7,562,742

FY21: \$7,608,172

NATIONAL HISTORIC DISTRICTS

4 NATIONAL DISTRICTS NOW COVER DOWNTOWN

- **MOTOR ROW & INDUSTRIAL HISTORIC DISTRICT**
- **COMMERCIAL HISTORIC DISTRICT**
- **CRESCENT WAREHOUSE DISTRICT**
- **WEST 3RD STREET HISTORIC DISTRICT**

NATIONAL DISTRICT BENEFITS:

- **IMPROVED HTC ACCESS FOR “CONTRIBUTING” BUILDINGS**
- **LOCAL DESIGN REVIEW PROCESS REMAINS**
- **ENHANCES DOWNTOWN INVESTMENT, PRESERVATION & TOURISM**
- **DEMO STILL POSSIBLE WHEN NECESSARY**

PHASE I: SURVEY OF HISTORIC BLACK BUSINESS SITES





INFRASTRUCTURE & LIVABILITY



FLOOD PLAN



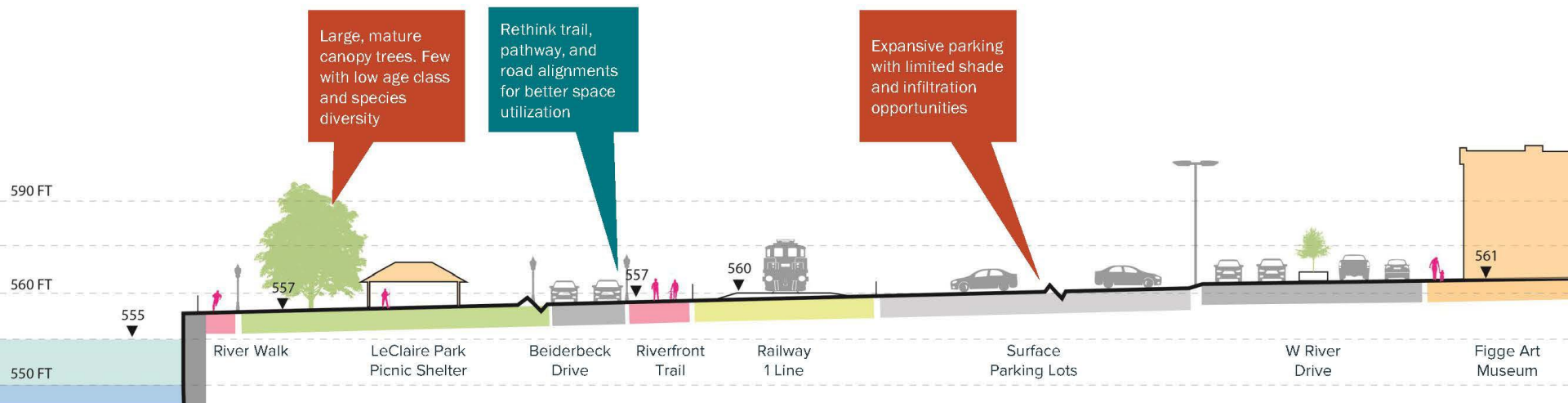
THE CITY OF
DAVENPORT
IOWA | USA



AREA 2: STRATEGIES PROTECTING UP TO STAGE 22

- Buried Flood Wall
- Flood Wall
- Existing Removable Flood Wall
- Riverfront Trail
- Road Raise
- Future Park Improvements
- Raised Berm
- Road Closures
- Flood at Stage 22

FLOOD MITIGATION | CP RAIL STRATEGY





**KAISERSLAUTERN
SQUARE**

CLEANING AMBASSADORS

**ON THE
STREETS
EVERY DAY!**

RESPONSIBILITIES INCLUDE:

- ✓ PARKING RAMP CLEANING
- ✓ DAILY TRASH PICKUP
- ✓ SKYBRIDGE CLEANING

- ✓ POCKET PARK MAINTENANCE
- ✓ GRAFFITI REMOVAL

- ✓ SIDEWALK CLEANING
- ✓ CURB & PARKING LANE
SNOW REMOVAL

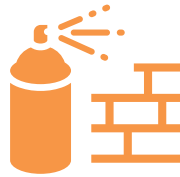


AMBASSADOR PROGRAM STATS



LITTER
REMOVED

509 CUBIC YARDS



GRAFFITI
TAGS
REMOVED

116



DOG WASTE
COLLECTED

162 GALLONS



SNOW
REMOVAL

322 HOURS



7,744+ TOTAL HOURS LOGGED



HOSPITALITY
ASSISTS

1396+



BUSINESS
ENGAGEMENT

470+



SOCIAL SERVICE
CONNECTIONS

549



INTERVENTIONS

116

COMMUNITY NAVIGATOR

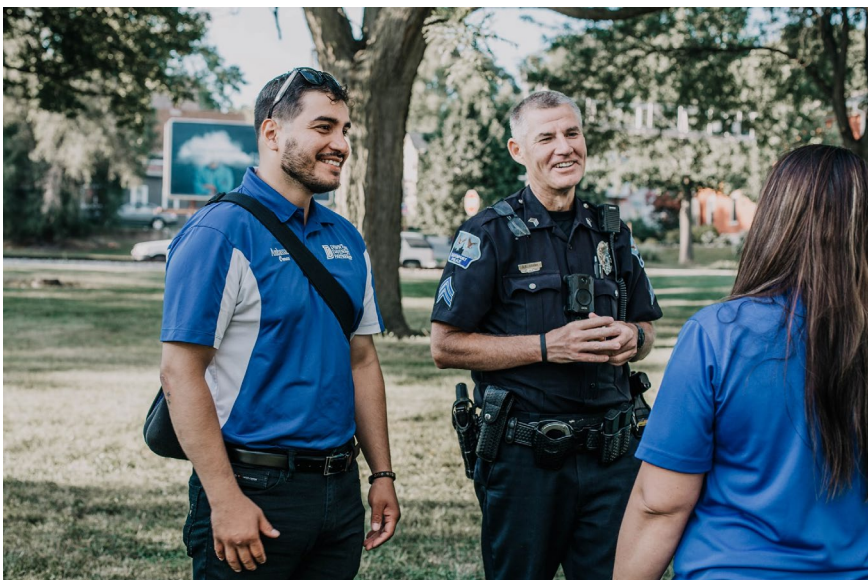
- **CONNECT PEOPLE EXPERIENCING HOMELESSNESS WITH SHELTER, PERMANENT HOUSING, AND OTHER ASSISTANCE**
- **REFER PEOPLE EXPERIENCING MENTAL HEALTH AND SUBSTANCE ABUSE ISSUES TO SOCIAL SERVICE PARTNERS**
- **DAILY HOSPITALITY SERVICE FOR DOWNTOWN VISITORS, BUSINESSES, AND RESIDENTS**
- **ON-STREET PRESENCE TO HELP REPORT SAFETY OR MAINTENANCE ISSUES**

SOCIAL SERVICE & CIVIC PARTNERS

- **HUMILITY HOMES & SERVICES**
- **DAVENPORT POLICE**
- **QC OPEN NETWORK**
- **VISIT QUAD CITIES**
- **VERA FRENCH**



SECURITY & PUBLIC ASSET IMPROVEMENTS



COMPLETE STREETS



2021-2022

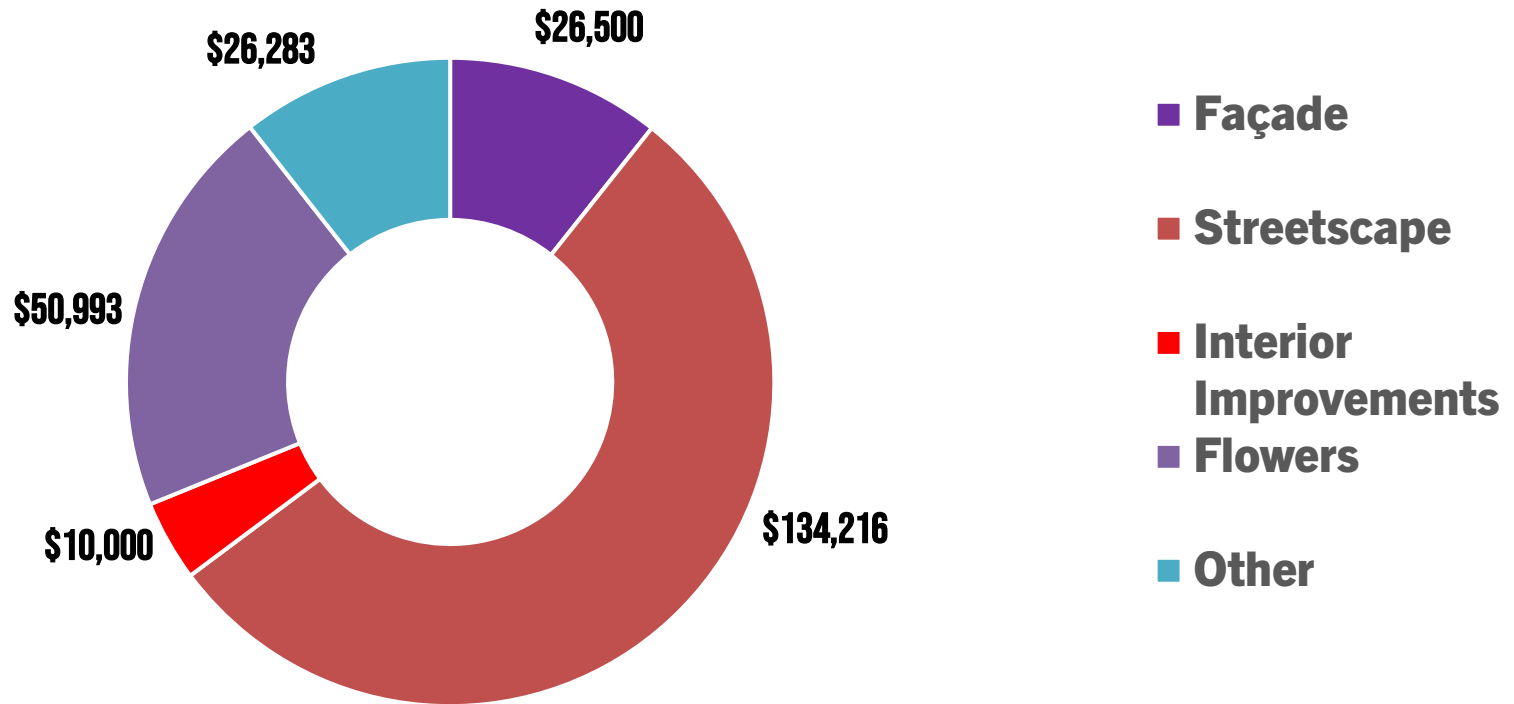
- ✓ 100-200 BLOCK E. 2ND STREETSCAPE COMPLETE
- ✓ ELECTRIC GRID UPGRADE - 3RD STREET RIPLEY - HARRISON
- ✓ ALLEY PAVING BEGINS (DANCELAND + FORREST BLOCK)
- ✓ IOWA AND 5TH STREET LIGHT IMPROVEMENTS

- ✓ 100 BLOCK W. 3RD STREETSCAPE PLANNED FOR SPRING
- ✓ 2ND STREET RESURFACING PLANNED FOR FALL

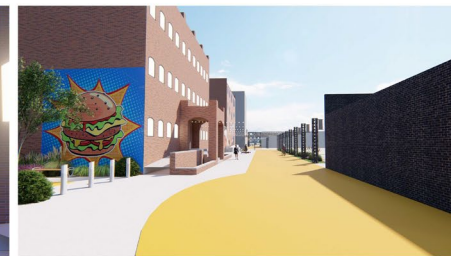


DOWNTOWN DAVENPORT PARTNERSHIP

2021-22 CAPITAL EXPENSES (AS OF MAY 31, 2022)

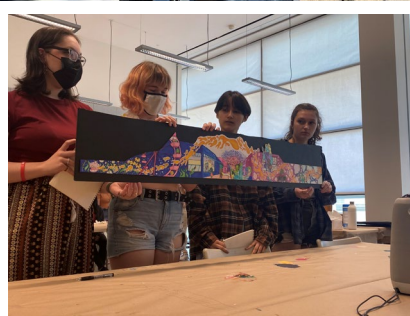
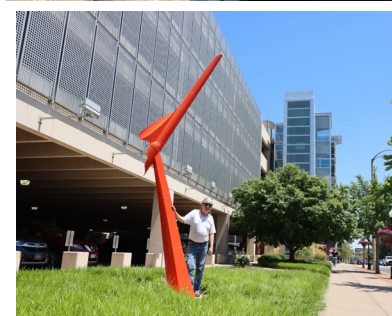
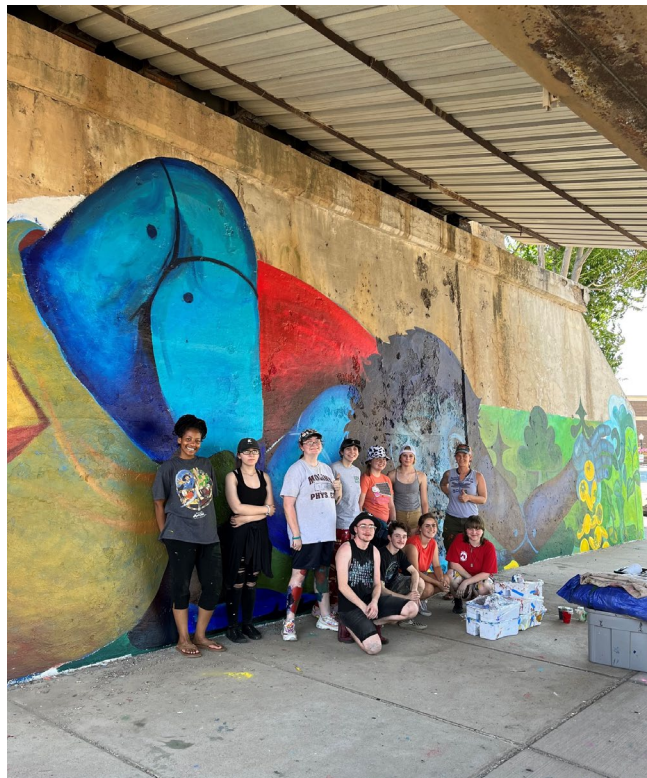


ALLEY IMPROVEMENTS



Rendering includes Mississippi Plaza Micro-Apartment Concept by Streamline

PUBLIC ART INITIATIVES



2022 HOUSING REPORT

DOWNTOWN MKT-RATE APT. OCCUPANCY: 96.4%



- **Low-Income Housing Tax Credit property at 97.7% occupied**
- **143 new mkt-rate units (Urbane, 400 River, Dav. Bank Bldg.)**
- **296 Units Under Construction**
 - **50 Market-Rate**
 - **246 Affordable Units**
- **Existing Units Under Renovation**
 - **The Davenport Apts., Executive Square**
- **194 Units Planned**

- **KAHL LOFTS**
- **FEDERAL POINT**
- **HILLER BUILDING**
- **ROOSEVELT**
- **EXEC. SQUARE**

1679

TOTAL HOUSING UNITS DOWNTOWN

2022 HOUSING REPORT

Key Takeaways:

- Downtown occupancy levels fully recovered from the historic flood in 2019 and COVID impact
- Two planned Low-Income Housing Tax Credit (LIHTC) properties will double the amount of affordable housing stock in the downtown
 - KAHL Building (64 units) and Federal Point (185 units)
- Projected demand shows support for an additional 200 market-rate units
- Prime opportunity exists for future development to expand amenities

COMPLETE REGIONAL MARKET DATA AND HOUSING DEVELOPER RECOMMENDATIONS
AVAILABLE AT [DOWNTOWNDAVENPORT.COM](https://downtowndavenport.com)

An aerial photograph of a city street scene, featuring a large red semi-transparent rectangle in the center. The rectangle contains the text 'ADVOCACY & PROMOTIONS' in white, bold, sans-serif font. To the left of the text, within the red area, is a thin white vertical line. The background shows a city with various buildings, a river, and a bridge in the distance.

ADVOCACY & PROMOTIONS

REGIONAL BRAND



QC, THAT'S WHERE?
YOU CAN ALWAYS FIND
GREAT COFFEE WITH FRIENDS.



QC, THAT'S WHERE?
THERE IS ALWAYS AN
ADVENTURE TO EXPLORE.



QC, THAT'S WHERE?
THERE ARE OVER A DOZEN
MUSEUMS TO EXPLORE.



GOV. POLICY/ADVOCACY

LOCAL

- ARPA FUNDING FOR DOWNTOWN PROJECTS
- FLOOD MITIGATION IMPLEMENTATION
- DOWNTOWN TRAFFIC CALMING
- DUMPSTER POLICIES
- HISTORIC DISTRICT DESIGN REVIEW POLICY
- DOWNTOWN PUBLIC SAFETY ADVOCACY



STATE & FEDERAL

- DESTINATION IOWA FUNDING
- NUISANCE BAR BILL
- ENHANCE IOWA FUNDING
- CP RAIL MERGER
- FED. HISTORIC TAX CREDITS





MARKETING

LOCAL SMALL BUSINESS SUPPORT



SOCIAL MEDIA & WEB STATS

 **16,700+**

 **8000+**

 **43,000+**
WEB VISITORS

27,100+

**HASHTAG IMPRESSIONS FOR
#DOWNTOWNDAVENPORT**



GOOD NEWS VIBES

New affordable housing coming to downtown Davenport

Published: Jan. 7, 2022 at 5:20 PM CST



LOCAL NEWS

More businesses coming to downtown Davenport

Posted: Jul 9, 2021 / 11:26 AM CDT
Updated: Jul 9, 2021 / 11:26 AM CDT



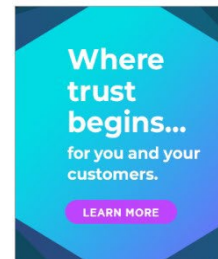
SHARE

Growth and recovery are on the minds of people, businesses and organizations with the lifting of pandemic restrictions.

That goes for Downtown Davenport Partnership Executive Director Kyle Carter as well.

He joined Local 4 News at 4 on Tuesday to talk about the resilience of downtown Davenport in a challenging year.

Watch the video above for the full conversation.



gged Records, Trash Can Annie reopen in Downtown Davenport er flood, COVID

7:00 PM 10:00 AM CDT



DAVENPORT

Daiquiri Factory brings blended drinks and a new menu to Davenport with new location

Brooklyn Drisley May 11, 2022 Updated May 11, 2022 0



Brooklyn Drisley

For years, Rock Island business owner Kyle Peters has fielded questions from customers, asking for a Daiquiri Factory location on the Iowa side of the Mississippi River dispensing house-made blended drinks.

"We've heard you. We're here, and we're definitely looking forward to being on this side of the river," Peters said. "And let's be here a long time."

Peters purchased the building that used to house Shanigan's Irish Pub, 303 W. 3rd St., in December 2020. Getting to opening day took a bit longer than expected with the COVID-19 pandemic, supply-chain and staffing issues slowing things, but they've reached the point where people can now be invited in.

There are still a few finishing touches needed, but the bulk of the work is done.

"We wanted to build something really cool, and something that would have some good impact," Peters said. "We plan on being here for a long time, so it was important to do it right."

'It will make you feel alive': Raccoon Motel returns to Quad-Cities with unique shows

Brooklyn Drisley Jul 29, 2021 Updated Aug 13, 2021 0



Brooklyn Drisley

One of the criticisms Sean Moeller heard about the original Raccoon Motel was how the space felt too hipster, too cool to see shows in.

With the new Raccoon Motel, Moeller — a co-owner along with John McDermott and Eric Swanson — hopes to create a sanctuary more than just a music venue.

"I want everybody to just feel like this is an inclusive place where you can come there, it will make you feel alive, you feel like you can be yourself," Moeller said. "Maybe hopefully you're going to feel moved and you're going to actually experience something that you didn't think you were going to be able to experience in the Quad-Cities."

The Raccoon Motel will hold its first show Friday at its new location, 315 E 2nd St. Pop artist Claud will be the first to grace the new space's stage, with singer/songwriter Christian Lee Hutton.

McDermott said the new Raccoon Motel's capacity was larger than the original, holding 175 people. That allows for a larger pool of artists to perform and more people to come enjoy shows. He's feeling "cautiously optimistic" about the opening as they finish working on the space.

TOPICAL FEATURED TOP STORY

Historic Davenport building will open for 'before' tours. It will be rehabbed into 10 apartments

Alma Gaul May 11, 2022 Updated May 11, 2022 0



Alma Gaul

Many people enjoy touring finely restored historic buildings, but Marion Meginnis, Davenport's 3rd Ward alderwoman, thinks there also is interest in seeing the "before" view.

For that reason, and to celebrate National Historic Preservation Month, she and building owner Jamey Licandro are hosting a "before" tour of a rare Davenport property — a 2 1/2-story limestone apartment building on Gaines Street between 3rd and 4th streets. It was the city's oldest apartment in continuous use when it was created in 1915.



LOCAL NEWS

QC distillery grows with new Downtown Lounge

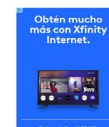
Alma Gaul May 11, 2022 Updated May 11, 2022 0



Alma Gaul

A QC distillery is now pouring their famous cocktails at a new downtown Davenport location, Mississippi River Distilling Company in LeClair's "soft opened" their "Downtown Lounge" at 315 East 2nd St. over the weekend.

The building houses their new cocktail bar and will also house a new state-of-the-art bottling line to help the distillery expand distribution. "This is a exciting chance for us to bring our growth in the larger market to add a vibrant spot to downtown Davenport," owner Ryan Buckner said in a Monday release. "Having an existing brand and reputation from our space on LeClair makes the new Downtown location an easy expansion for us."



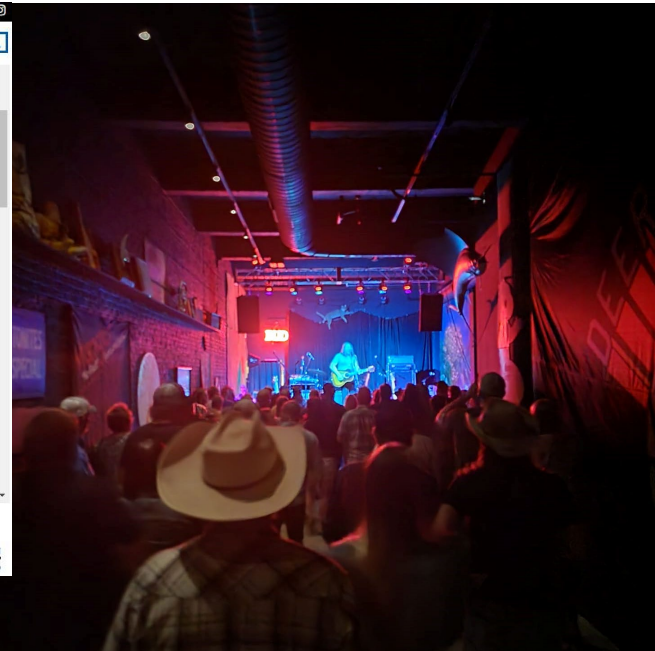
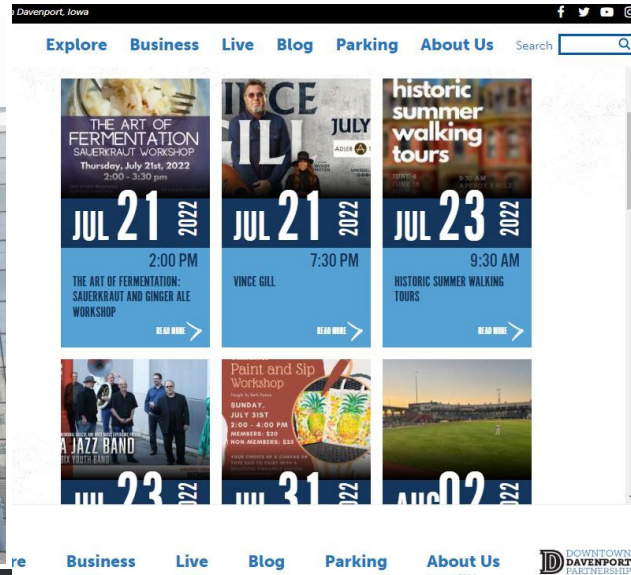
LIVE DOWNTOWN CAMPAIGN

- **39,357 Impressions**
 - **3,718 Clicks**
- **9.45% Click-through-rate**
- **34% of website traffic from paid search (3/22-5/31)**
 - **2,883 people came to the website from paid search ads**
- **The Apartment finder page is the top performing landing page**



EVENT CALENDAR

ARTS & CULTURE SCENE



RED WHITE & BOOM

Sunday, July 3rd



2022 Schedule



Freight House Farmers' Market
10:00 a.m. - 2:00 p.m.

**Iowa's History on the Move
Mobile Museum**
10:00 a.m. - 9:00 p.m.



Red, White & Bags Tournament
1:00 p.m.



**Beer Tent, Live Music
& Food Trucks**
1:00 p.m.



Food Trucks on Beiderbecke
6:00 p.m. - 9:00 p.m.



Kids Zone Activities
6:00 p.m. - 9:00 p.m.



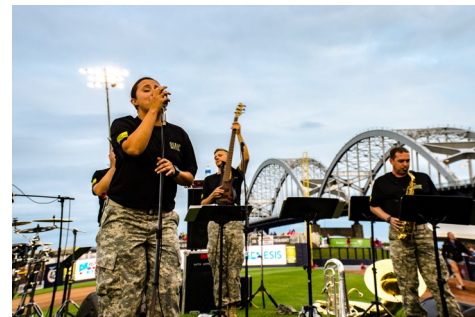
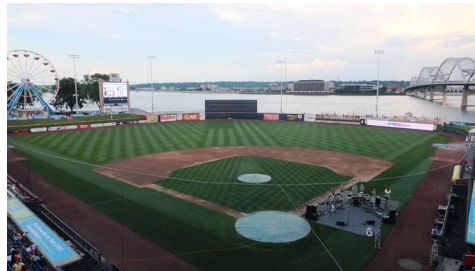
Identity Crisis Band
6:00 p.m. - 9:30 p.m.



QC River Bandits vs. Peoria
Starting @ 6:00 p.m.



Fireworks
Starting @ 9:30 p.m.



**FOOD TRUCKS
ON BEIDERBECKE**

6:00 p.m. - 9:00 p.m.

Beiderbecke Dr.



Enjoy BBQ, funnel cakes, ice cream, brats & more!

LeClaire Park
KIDS ZONE

FREE
EVENT



Yard games, misting stations,
NASCAR simulator, bounce houses, & more!

6:00 p.m. - 9:00 p.m.

FREE PARKING

10:00 a.m. - 11:00 p.m.



- Redstone Parking Ramp
- Harrison Parking Ramp
- River Center Parking Ramp

ICE

STRAVAGANZA



DOWNTOWN EVENT ACTIVATIONS

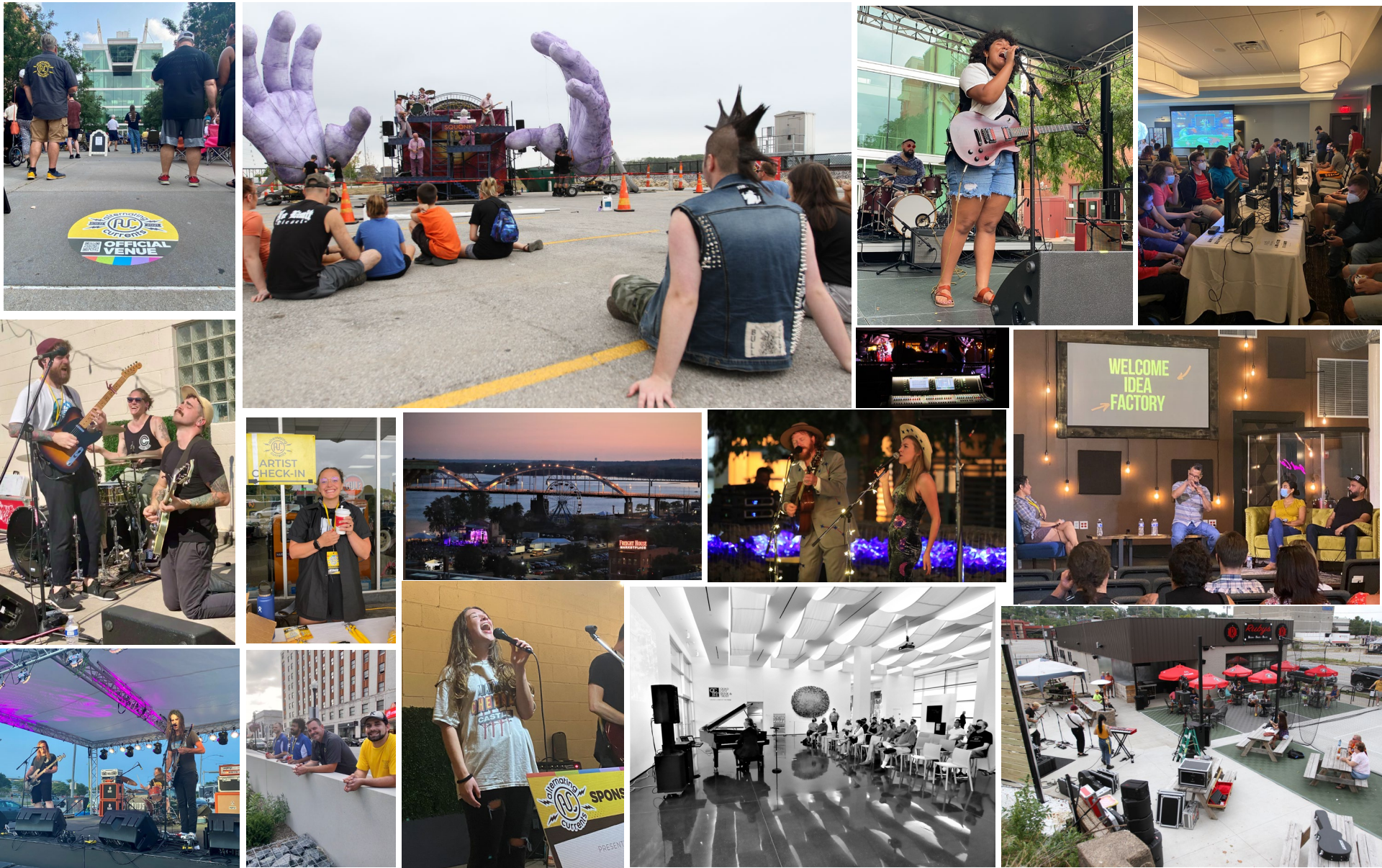


EVENT GRANTS

CRITERIA

- SIZE/ECONOMIC IMPACT
- CULTURAL IMPACT
- COLLABORATION W/ DOWNTOWN BUSINESSES
- LOCATION
- EVENT UNIQUENESS





ALTERNATING CURRENTS FESTIVAL

AUG. 18-21, 2022

MUSIC + FILM + COMEDY + ART



An aerial photograph of a city, likely St. Louis, Missouri, featuring the Mississippi River, the Gateway Arch, and the Old Courthouse. The image is used as a background for the text.

**LOOKING
FORWARD**

THE BIG PICTURE

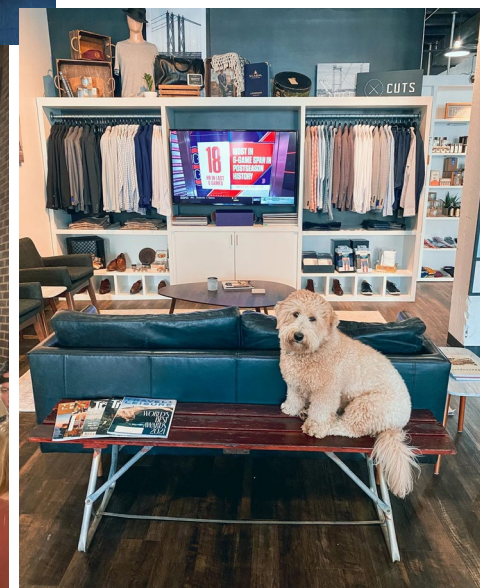


WESTERN CORRIDOR DEVELOPMENT

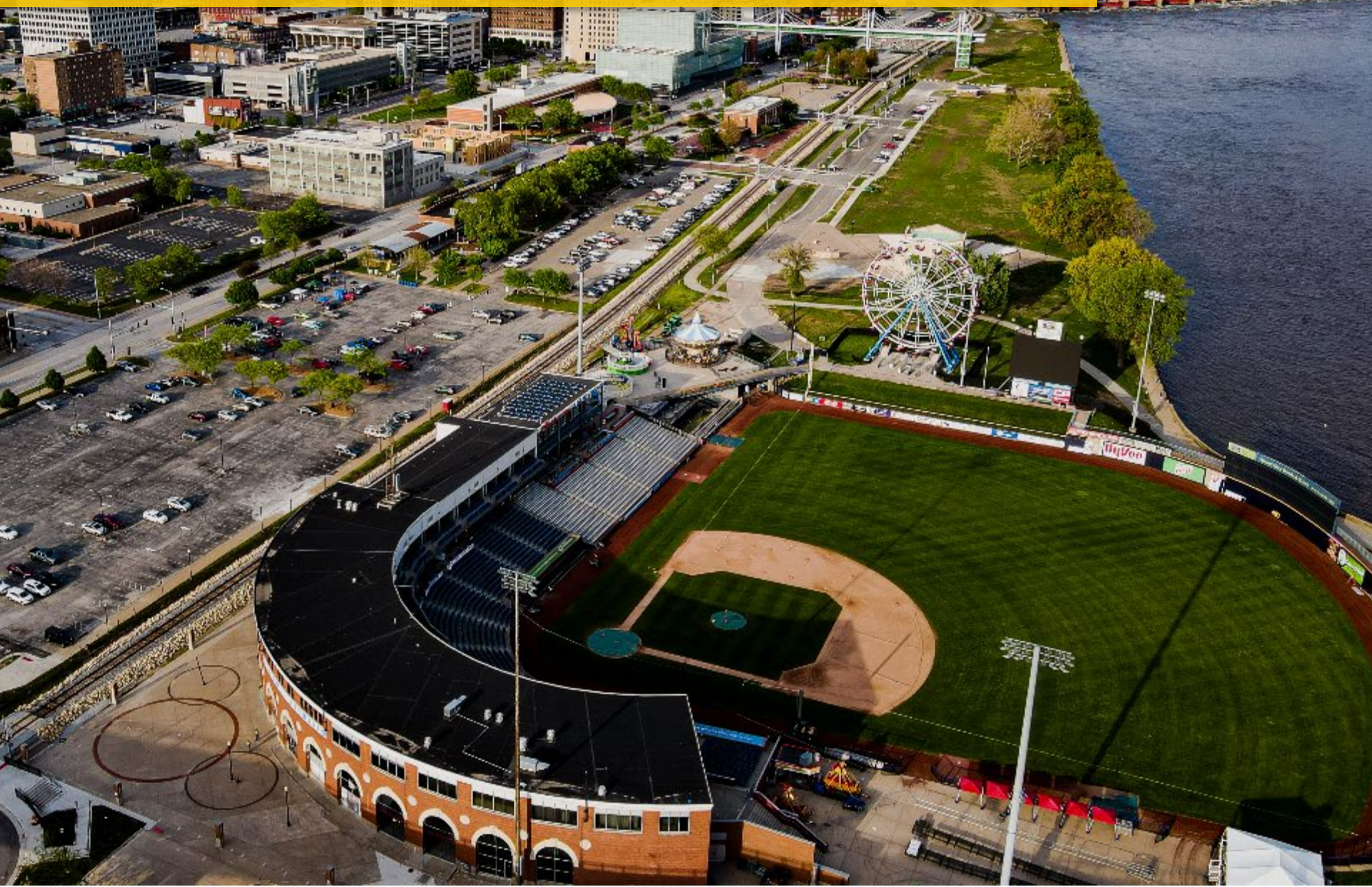
2021-2022



MOTOR ROW RESURGENCE



DESTINATION IOWA OPPORTUNITY





MLK PARK & BLACK BUSINESS HISTORY STUDY



THE ETERNAL QUESTION GETS ITS VOTE

3RD & 4TH STREET

- **What historic conditions led to the one-way infrastructure in the 1950's and 1970's?**
- **Does this infrastructure still align with current conditions and downtown goals?**

WHAT DOES MODERNIZING DOWNTOWN TRAFFIC INFRASTRUCTURE IMPROVE?

- 1. Traffic-calming for a better and safer mixed-use neighborhood experience**
- 2. Small business vitality & new opportunity westward**
- 3. Better time to destination + visibility to business & amenities = visitor friendly**
- 4. Flood resilience - a better street grid and detour route during high water**
- 5. Keep up with competing mid-sized cities investing in their downtowns**

1945-1949

1951

City Council Will Study One-Way Street Plan

1953



Death Notices

Johnson Funeral
Funeral services were held at 3 p.m. today in the chapel of Hill & Fredericks Mortuary for Thomas Johnson, 66, former Davenport resident, who died Monday in Wood's Veterans' Hospital, Milwaukee. Burial was in Davenport Memorial Park, where special Masonic services were conducted at the graveside.

Mr. Johnson was born Nov. 20, 1886 in Montpelier, Ill. He married Meta Jeanie in Toledo, Ohio, Aug. 27, 1918. He was a cabinet shop worker in Davenport about 25 years ago. He was a member of the American Legion, Post 1040, Davenport, and was a veteran of World War I, having served in France.

Survivors include his widow, two step-daughters, Mrs. Arthur M. Edwards, Therville, Wis., and Mrs. Joseph P. Evans, Newburgh, N.Y., and two granddaughters.

Baker Funeral
Funeral services for Harvey L. Becker, 67, of 1706 W. Leavelle St., Davenport, who died at 12:15 p.m. Tuesday following a heart attack, will be held at 1:30 p.m. Friday in Range chapel, 1201 W. 1st St. Burial will be in Davenport Memorial Park.

A native of Ephrata, Pa., Mr. Becker was born April 23, 1886. He had attended schools there and in Philadelphia.

Schneider
Word was received here today of the death in Oregon of Mrs. Charles Schneider, a former resident of Bettendorf. She was the former Lettie Conklin.

Arrangements are being made to return the body to Scott County, and intent to arrive here will be made.

Defense Moves to Quash Indictment Against Kelly
A defense motion to quash the grand jury indictment against Edward P. Kelly, 37, Davenport tavern owner charged with manslaughter in the death of Charles E. Reed, 36, last February, 1952, was scheduled to be filed late today in Scott County District Court.

Defense Attorney Carl Lambach said the motion would ask dismissal of the charges against Kelly on the grounds that there was no representation in the case.

Earlier today County Attorney Charles Belling submitted a bill of particulars to the court, listing evidence the state has in its possession in the case.

Lambach said the defense is basing its motion on medical testimony attached to the grand jury report in which two physicians stated they could not definitely state that Reed's death was the result of blows he received.

According to this testimony, an autopsy showed Reed was suffering from pneumonia, was intoxicated and there was evidence of heart disease. It is a "recent progression" of the ailment.

A one-way street plan for Davenport will be given consideration by the police and license committee of the Davenport city council as soon as the last 1952 street improvement project is completed.

That was the announcement made today by Ald. S. G. Plummer, a member of the police and license committee of the city council.

"We have discussed one-way streets in the past, but decided to wait until East River street is improved and widened for four hours of traffic," he said. "The River street project is now underway."

The alderman pointed out that at the present time, the motel for one-way traffic at East River and East Fourth Streets is not adequate because of the condition of the street and parking.

"We are not opposed to one-way streets," he added, "but we are following the report of a qualified

START SEAL COATING PARKING LOT—City workers today started seal-coating the new off-street parking lot at the southeast corner of River and Brady streets. The area is scheduled to be open for parking next week. (Howard Baranovich is pictured operating equipment rolling the crushed rock for the seal coating. Times Photo.)

Clayton L. Linn in High Greek Relief

LaCrosse Looks Traffic Issue Like Davenport's 'In the Eye'

Suggestions From Survey Bring Improvements
ST. HARVEY, LaCrosse, Wis., Sept. 22 (AP)—The city of LaCrosse, Wis., which was faced with a traffic problem similar to Davenport's, is getting ready to make major improvements in its traffic system.

The city's traffic survey, which was completed last week, has revealed that the city's traffic system is in need of major improvements. The survey found that the city's traffic system is in need of major improvements.

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Kansas City Traffic Consultant TJ Seburn Hired

For the traffic consultant and consultant

For the traffic consultant and consultant

Change Traffic Lights, Expert Advises Davenport



Get Ideas To Speed Car Flow

A change in the traffic signal system in Davenport to provide greater selectivity today was recommended as the first move to improve traffic conditions in the business district.

T. J. Seburn, Kansas City, a traffic engineering expert, who conducted a survey in Davenport last fall, submitted his preliminary report to members of the city council and the street and highway committees of the City Plan commission at a meeting at Davenport Chamber of Commerce.

He outlined also a one-way street plan, but urged that it not be adopted until the traffic signal controls are changed. Streets recommended for one-way travel include River, Second, Third and Fourth streets and a part of Fifth street, between Warren and Le Claire streets.

Discussing the signal lights, Seburn said new controllers should be installed to improve the timing, as a means of getting maximum capacity moving on the street.

He discussed bus loading zones in downtown area, recommending far-corner stops at some intersections and increasing the length of other bus zones.

Seburn pointed out that his report was not intended to subsidize the major street plan as outlined by the Plan commission and adopted by the city council, but that it was prepared to most effective use of the present streets could be determined.

The area studied included Scott



BEASLEY'S GUN—This gun, returned to Moline police Tuesday night following ballistics tests in Chicago, has been identified by the Rock Island county state's attorney's office as belonging to Ernest R. Beasley, accused of two Moline murders and the shooting of another man, according to Moline Police Chief Harry Fromme, right, examining it with Det. Sgt. Glenn Petersen. Fromme said officers assume it is the murder weapon and it definitely is a Spanish type .38 caliber gun such as fired the fatal shots into Shirley S. Poston and Donald A. Hocker and wounded Andrew Saller. No report on

1952

TAFT AND KEFAUVER MEET—As Sen. Estes Kefauver, left, of Tennessee stood examining a Wisconsin highway map in an Eau Claire hotel today, his Republican opponent, Sen. Robert Taft of Ohio, strode by. They exchanged greetings and shook hands warmly. Their paths crossed at Eau Claire as Taft headed for Menomonie and Kefauver toured a rubber plant. (AP Wirephoto.)

Taft Gains on Ike In 2nd Times Poll

Senator Taft has a solid bloc of supporters in eastern Iowa and western Illinois who stand fast

Van Fleet in Warning Over Reds' Attack

SEOUL, Korea, (UP)—Gen. James A. Van Fleet said that his

Blizzard Sweeps

OPENING DAY: APRIL 21, 1954

Wednesday—MORNING DEMOCRAT—April 21, 1954

15

Davenport's New Downtown Light System Turned On Without Program

With Mayor Walter Beuse's plan of running against one way switch was thrown Tuesday night and Davenport's new \$243,000 mercury vapor lighting system blazed on and took the city's downtown district out of the darkness.

A cold, chilling rain forced the cancellation of what was to have been the "Festival of Lights" ceremony, and all dedication activity was confined to Mayor Beuse's office.

City Electrician Mike Clasen said the change over to the new lights went off without a hitch and there were no mechanical failures in the whole downtown lighting hookup.

Clasen said dismantling of the old system will start this morning and should take several weeks to complete.

In spite of the inclement weather several hundred persons gathered in front of the city hall for the ceremonies. The Davenport high school band was all set for its part of the program, but the showers drenched out the entire show.

Beuse in his speech, which was broadcast, pointed out the recent progressive strides taken by the city of Davenport and predicted a brilliant future for the community. He called attention to the long, hard struggle to get a commercial airline at the airport, the determined effort required to get action on the River street paving project, and said other projects are to follow and that Davenport would reject a stand-still attitude.

Winners of the essay contest, held in conjunction with the "Festival of Lights," were awarded prizes and the Junior Chamber of Commerce awarded an electric refrigerator to Fred Weaver, 2826 Dubuque street.

The refrigerator was given in a drawing, eligible to persons turning in old ice boxes or refrigerators during the Jaycees recent drive to rid the city of these potential death traps.

A spokesman for the Junior Chamber said 422 boxes were turned over to them for destruction during the drive.

Davenport Is

New One-Way Traffic Flows Smoothly

A few motorists were confused by the change-over to one-way streets in Davenport Tuesday but the majority was quite impressed by the speed-up in traffic and the over-all smoothness of the operation.

Perhaps the most enthusiastic

over the new system were members of the Davenport police department. "The one-way system is wonderful," declared Officer Lou Hocke, "congestion was greatly relieved in the downtown area and traffic flowed smoothly."

The Davenport fire department

got a chance to put into practice its plan of running against one way traffic in the event of an emergency when it received a report of a fire at 1630 Belle avenue.

Three engine trucks and the chief's car from the Central station roared east on Fourth street

against the westbound traffic as far as East River street. Motorists pulled over upon hearing the sirens and seeing the flasher lights and there was little delay.

The fire was at the home of Henry A. Weber, who was mending a pipe in his bathroom with a blowtorch when sparks ignited the wall. Moderate damage was caused.

Traffic Capt. Erwin Thobe said traffic was considerably speeded up but several small "wrinkles" must be ironed out before it works smoothly. One officer reported a number of motorists turning off East River street into the east-bound traffic. "We tried to help them wherever possible. This sort

of thing won't happen once drivers get used to it," he said.

Elsewhere, there was slight confusion, particularly as motorists drove out of side streets and automatically turned in the wrong direction, facing one-way traffic. Several made hurried trips into driveways and alleys to turn around once their situation dawned on them.

Traffic was moving considerably faster than under the two-way setup. Before the program was put into effect, a survey showed that a total of six cars should be able to get through a traffic light before it changed. A count Tuesday disclosed with one-way traffic that an average of 33 cars were able to get through a light before it changed.



Traffic moved swiftly on Third and Fourth streets Tuesday as Davenport inaugurated one-way traffic on the two streets between East River and Warren streets. This picture shows crowded Fourth street looking east from Main about 4:30 p.m. Tuesday when the heaviest traffic of the day was getting under way. (Morning Democrat photo).

Werner Rejects Bombs As Warning Signals For Defense

Clem Werner, Scott County Civil Defense director Tuesday night turned thumbs down on a suggestion to use bombs as warning signals instead of the proposed six warning sirens the city is prepared to buy in the near future.

Carl Stoelting, former Civil Defense co-ordinator in the Quad-City area, offered the suggestion after firing six of the six-inch bombs on the riverfront Tuesday night to start off Davenport's street lighting ceremony.

In offering the suggestion, Stoelting said a huge sum of money could be saved with the use

to alert when a warning was necessary, and the sound of the bombs might indicate something other than an air raid warning.

"We appreciate Mr. Stoelting's suggestion," he said, "but feel the warning sirens would be more effective and efficient. These sirens can be controlled from one point by one man, which is important in this endeavor," Werner said.

Order Close Watch On

'Imagine Chicago without freeways.
Davenport must expect a future.' —
Mr. and Mrs. Harry Stearns, 1109 W.
Michigan Ave.

'My home is in the freeway corri-
dor. I want my home protected. I love
my home and want to live in it.' —
Mrs. Helen L. Danz, 607 W. 32nd St.

Poll Shows 56% Back Extensions

Construction or extension of one-way couplets as a means of improving traffic movement in Davenport drew the strongest support in a public opinion poll conducted by the Quad-City Times.

Members of the "silent majority" had been asked to express their opinions on the highly controversial subject of one-way couplets vs. expressways and freeways. Ballots were printed in the Times last Sunday.

Through Friday, a total of 388 ballots bearing 321 signatures had been received.

Using the 352 figure as the number of actual respondents, this is the breakdown of opinions expressed:

- 20, or 5.6% per cent, favoring one-way couplets.
- 188, or 53.7 per cent, favoring freeways or expressways.
- 12, or 3.4 per cent favoring neither, but offering alternative proposals.
- 12, or 3.4 per cent preferring that "no action" on any major street construction program at the present time.

Those who voted for a freeway-expressway system centered their attention on that subject only, citing the "superhighway" as a long-range solution to traffic movement problems and the advantages to be attained in fuel conservation and expedient travel by elimination of stop-and-go driving.

Many of those who said they preferred the one-way couplet as the preferred way for a greatly expanded improvement program for existing streets throughout the city.

Lower overall costs and the prospect of less displacement of homes and businesses also were listed as major reasons in favor of the one-way couplets.

Most of those expressing support for the freeways view them as essential to the future development of Davenport, while extension of one-way couplets is only a stop-gap measure to meet immediate and short-range needs.

But one person who did not sign the ballot was not content with the "either/or" choice.

• We need both freeways and one-ways. The longer you wait, the more costly it becomes. Traffic will get heavier and construction costs will become much higher, the person commented.

• Another interesting response to the poll: "Why spend all this money (on one-ways) then 10-20 years have to have the freeway? What better route than the Galties Street expressway — it's too simple for most because it would be direct — get rid of a lot of old houses that need to be torn down anyway. Davenport always wakes up too late except where our taxes are concerned. They surely can raise taxes those with no thought for the elderly."

• J.W. McHugh, 2121 Main St., said, "For the long range goal of developing a viable downtown commercial/retail base we need freeways."

• Ken Stringer, 209 McCallum Blvd., sug-

— FREETWAYS
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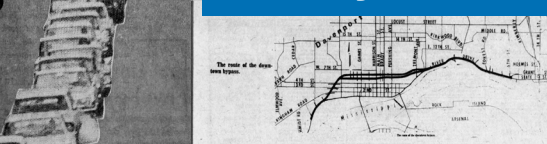
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Freeways or Freeways Debate



Decision In 2 Months One-Ways To DOT

By Paul Davies
The staff of the highway division of the U.S. Dept. of Transportation is expected to make a decision on whether to approve the one-way couplet plan for the Galties Street expressway in Davenport.

The decision will be made by the end of the month, according to a spokesman for the department.

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Some Action Seems Certain Traffic: What Way — And When?

By Paul Davies
What is the best way to make traffic flow — and the least "congested" — through Davenport?

• **Are expressways?**
• **Improved one-way streets?**
• **General improvements of existing streets?**
• **A major downtown bypass route?**

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War... Discipline... Police

By Paul Davies
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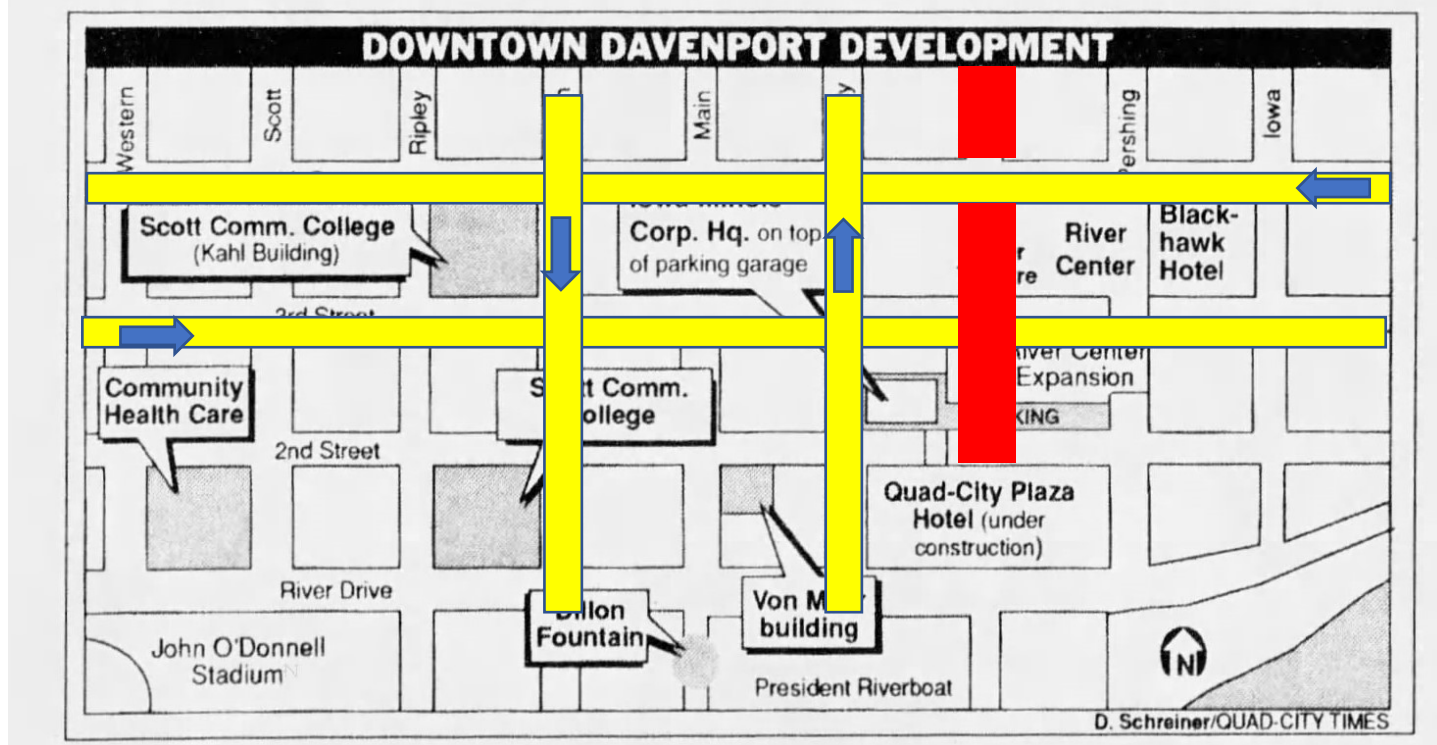
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BY 1994

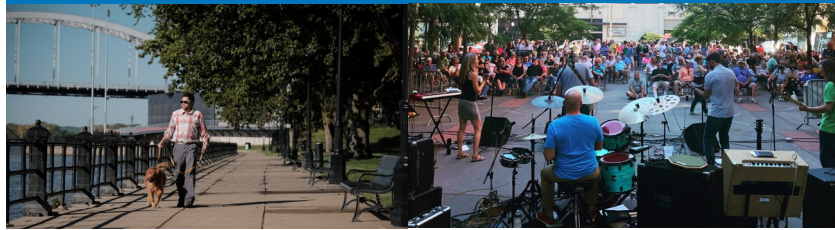
THE NEW NORMAL TRAFFIC GRID



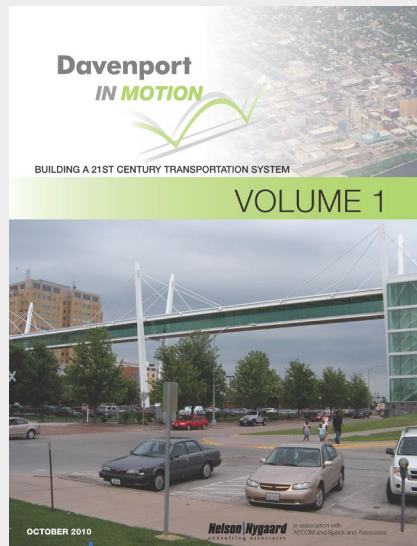
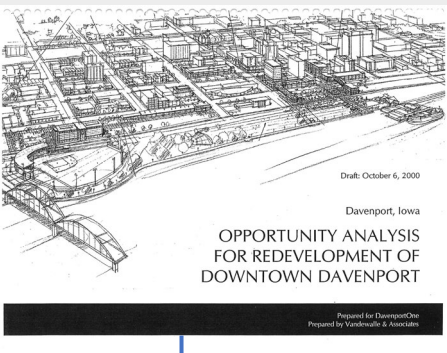
- **RiverCenter N. & South construction closes Perry Street forever in 80's/90's**
- **4 lane one-way pairs established thru city in both directions**
- **Mall, big box retail, and office now concentrated toward Kimberly & I-80 corridor**
- **Meanwhile...the downtown economy fundamentally shifts over the next 28 years**

2000 - 2022

- River Renaissance
- Residential Neighborhood is Born
- Hospitality, Arts & Entertainment Growth
- \$650M+ Invested Downtown
- COVID & Flooding Change city forever



PLANNING TIMELINE



2000

2008

2010

2012

2017

2021

2022

The City Livable: Modest Proposals for Reviving Downtown Davenport

An outline summary of a report presented by Jeff Speck, AICP, LEED-AP
October 2008



10-Year Downtown Strategic Action Plan Davenport, Iowa



Prepared For:
Downtown Davenport Partnership
130 W. 2nd Street
Davenport, Iowa 52801



April 4, 2013

Davenport 2030 A Resilient City



SAM SCHWARTZ: TRAFFIC DATA SUPPORTS CHANGE

2-Way Capacity & Traffic Volumes

- Traffic counts **WELL** below industry standards to achieve efficient travel times
- Capacity for Lvl B Service or better
 - An excellent level of service!
- We **CAN** do this, if we want to

Criteria for 2 and 3-lane/2-way downtown segment

	Level of Service			
	B	C	D	E
Vehicles Per Day Annual Average Daily Traffic	12,500-14,500	14,500-17,000	16,500-18,500	18,500-21,000
Average travel speed (mph)	> 20	> 15	> 12	> 9

Adapted from Federal Highway Administration's Simplified Highway Capacity Calculation Method, 2017

- **3rd Street** carries about **6,000-9,000 vehicles per day**
- **4th** carries similar volumes, **8,000 – 11,000 cars per day (24 hrs)**
- **Just under 11,000 vehicles per day between Harrison and Brady**

PUBLIC-PRIVATE PARTNERSHIP

PULLING TOGETHER, PULLING AHEAD (AGAIN!)



**DDP allocated
\$70K per year
for the project**

- **DDP & the City have a long history of partnering on critical infrastructure improvements**
- **DDP finished 20 years of Parking Ramp Bond Debt Payments w/ City (Redstone/Harrison)**
- **DDP is committing prior Parking Ramp Bond funds (\$70K) to pay down the new bond with the City over 10 years (\$700K total)**

Quad-City area

QUAD-CITY TIMES Thursday, August 21, 1990

Main Street beauty plan approved

By Tom Collins
of the Times

Calling it the first joint city-business venture, Davenport aldermen approved plans Wednesday for the beginning phase of the Main Street beautification project.

Bids will be taken for landscaping, widening sidewalks and reducing traffic lanes from an alley just north of West River Drive to Main and 3rd streets. City officials have estimated the cost at \$190,000.

A construction timetable has not been determined. Eventually the city and its partner in this project, the Downtown Davenport Development Corp. hope to

make improvements along Main Street to 9th Street.

Michael Kadleck, assistant city administrator, said the city will use about \$140,000 in federal Community Development Block Grant funds to pay its share, while the DDDC — the manager of a special tax earmarked for downtown improvements — has about \$175,000 available for the project.

Before the unanimous City Council vote, Alderman Karl Rhomberg, D-3rd Ward, paid lengthy tribute to the efforts of the city staff and DDDC for developing the Main Street project.

"I believe this is the first direct cooperation between city government and the private sector," he said. "I think that this time we are on the right track."

In other business, the council:

— **Approved the second of three readings required before the proposed hotel-motel tax can be placed on the November ballot.** The council also scheduled a public hearing for 4:30 p.m. Sept. 2 in the City Council chambers on the city's request for a 3 percent tax on the gross receipts of hotel and motel rooms.

— **Welcomed baseball teams, playing in the PONY League World Series, to Davenport.** The series begins Friday.

— **Scheduled a public hearing for 4:30 p.m. Sept. 15 on a request by the White Eagle Building Company to increase its proposed bond issue to \$5 million from \$4 million to finance a five-story office complex on the site**

of the Scharff's building, 101 W. 2nd St. The Scharff's building would be demolished.

The request is expected to be approved at the Sept. 17 council meeting.

— **Accepted the third-year, 50 percent matching grant from the Iowa Crime Commission to help pay the \$30,000 salary and minor office expenses of police legal advisor Harley Stark.**

— **Approved the mayoral appointment of former Alderman Peter Christopher, 408 W. 31st St., to a four-year term to the Police and Fire Retirement Board.** Christopher, a Democrat 7th Ward alderman from 1971-73, will replace Ted Lorenson, Mayor Charles Wright said. Lorenson asked to be replaced.

Proposals mesh with Chamber's priorities

Continued from Page 1A

goals. Among the goals in the coming year are to look at the benefits of providing more parking and pumping more city money into the art museum project.

Longer-range goals included generating more retail, entertainment and cultural activity downtown, encouraging more people to live there and making it easier for visitors to park and get around the central city.

The proposed capital budget and the city council's vision for downtown fit with priorities of the Davenport Chamber of Commerce, Dan Huber, the group's president, said.

He laid out a list of chamber goals that include construction of two parking ramps totaling 1,100 stalls; seeing that the art museum relocation stays on track; and rede-

velopment of the so-called Redstone building, formerly Petersen-Harned-Von Maur, at the southeast corner of 2nd and Main streets.

Huber estimated that city funding of about \$10 million in the projects would return about \$31 million in private investment.

"By bundling those projects you could really jump-start redevelopment in an important core area of the downtown," he said.

Art museum representatives asked aldermen for another \$3 million for construction of a new building in the 200 block of West 2nd Street. Previously, the city council voted to commit \$3.5 million to the estimated \$20 million project.

Henry Neuman, chairman of the museum's board of trustees, said public funding of projects such as

the new museum generally covers about a third of the cost. As the board has gotten a better idea of the final costs, it always anticipated asking public bodies for money to cover one-third. The rest will come from private gifts and a fund-raising campaign that has yet to be announced.

"It is not new information to us, but we can appreciate that as new aldermen it is something that is new to you," Neuman said. "But it is something that is consistent with public funding of these kinds of projects."

City Administrator Jim Pierce said negotiations with owners of the Quad-City River Bandits baseball team are making progress and there could be an agreement soon that would allow plans for renovation of John O'Donnell Stadium to go forward. The proposed budget

includes \$8.575 million for the project.

If that happens, Caldwell wants to see more attention paid to redevelopment of the western edge of the downtown, he said. The idea would be to create a district similar to the one that has sprung up around The Mark of the Quad-Cities in Moline.

Now, the western part of the downtown is a frequent scene of drug busts and prostitution stings by the Davenport police, Caldwell said.

"We need to clean up that area of the downtown," Caldwell said. "With the work that the German Heritage Society is doing there and a few more business entities in that Gaines Street corridor, we might see a pick-up in economic activity in that area."

Two-Way is the Right Way

78

**U.S. cities successfully
restored streets to two-ways**

Including Cedar Rapids,
Des Moines, Dubuque
and Muscatine

— *"Walkable City Rules,"* Jeff Speck

Work restoring two-way streets in downtown Cedar Rapids nears end

Mitchell Schmidt

May. 26, 2019 9:52 am, Updated: May. 26, 2019 10:10 am



Peoria to proceed with \$14M transformation of downtown streets, even without federal funds



JJ Bullock
Journal Star

Published 4:58 a.m. CT Feb. 1, 2022 | Updated 11:44 p.m. CT Feb. 4, 2022

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Muscatine adjusting to two-way traffic in its downtown

DES MOINES

Portions of downtown Des Moines' Grand and 5th Avenue to be converted to two-way streets



Melody Mercado
Des Moines Register

Published 6:00 a.m. CT Nov. 20, 2021

TRAFFIC INFRASTRUCTURE WAS BUILT FOR OUR PAST, NOT OUR FUTURE

- 1. Traffic-calming for a better and safer mixed-use neighborhood experience**
- 2. Small business vitality & new opportunity westward**
- 3. Better time to destination + visibility to business & amenities = visitor friendly**
- 4. Flood resilience – a better street grid and detour route during high water**
- 5. Keep up with Midwest mid-sized cities investing in their downtowns**

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WHY THIS ALL MATTERS





INVEST IN THE LONG GAME

“Without a strong and inclusive central heart, a city tends to become a collection of interests isolated from one another.

It falters at producing something greater, socially, culturally, and economically, than the sum of its separated parts.”

- Jane Jacobs

An aerial photograph of a city at sunset. The sky is filled with dramatic, colorful clouds in shades of orange, pink, and purple. The city below features a mix of architectural styles, including a prominent clock tower with a green roof. A blue rectangular box is superimposed over the top portion of the image, containing the text "THANK YOU!".

THANK YOU!

We appreciate your downtown investment!