



THE CITY OF
DAVENPORT
IOWA | USA

Main Street Landing

Project Update

8/20/2024 | City Hall

Agenda

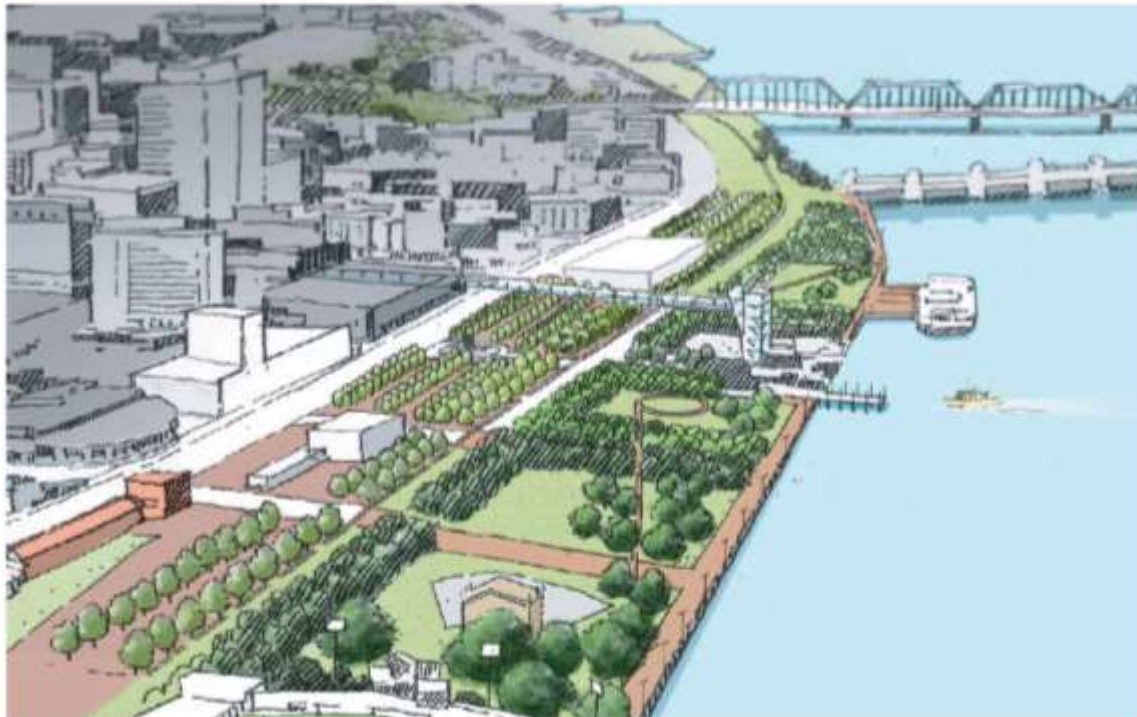
- Overview
 - Riverfront Planning
 - General Timeline of Events
 - Funding Mechanisms
 - Public Outreach
- Site Walkthrough
- Solving the Challenges
 - Increase in Rail Traffic
 - Site Flooding
 - Operating Cost
 - On-Site Parking

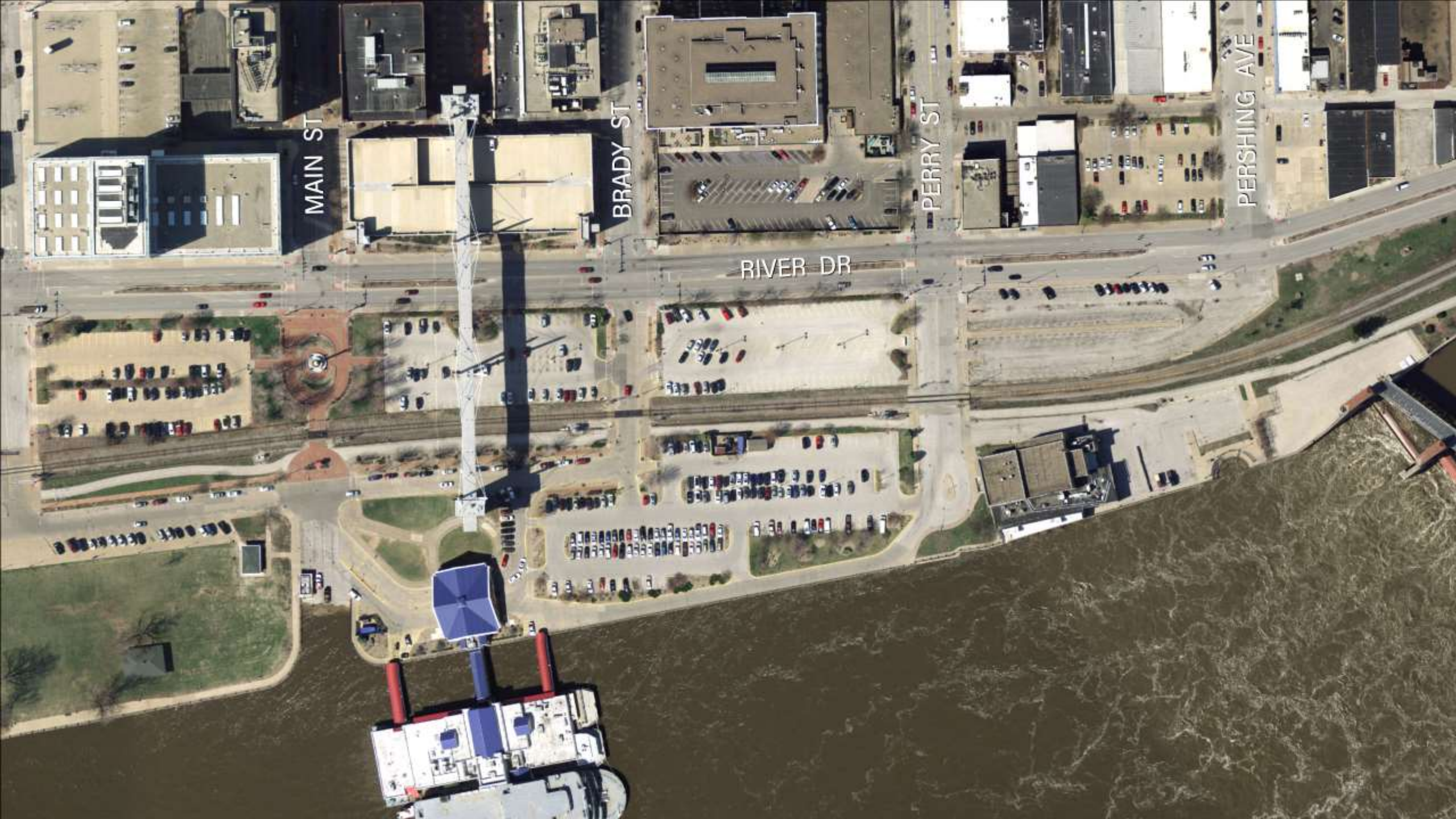


OVERVIEW

DECADES OF PLANNING

DAVENPORT
IOWA | USA





MAIN ST

BRADY ST

PERRY ST

PERSHING AVE

RIVER DR

GENERAL TIMELINE

PROJECT CATEGORY	PROJECT NAME	2019	2020	2021	2022	2023	2024	Total
68004	MAIN STREET LANDING IMPROVEMENTS							
	GO BONDS	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
FP086	FREIGHT HOUSE DECK REPLACEMENT							
	LOCAL SALES TAX	0	190,000	0	0	0	0	190,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	0	190,000	0	0	0	0	190,000
FP087	CHANNEL CAT BOAT DOCK REPLACEMENT							
	GO BONDS	0	50,000	0	0	0	0	50,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	0	50,000	0	0	0	0	50,000
FP088	FREIGHT HOUSE HVAC REPLACEMENT							
	GO BONDS	0	15,000	0	0	0	0	15,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	0	15,000	0	0	0	0	15,000
FP089	RIVER HERITAGE PARK PHASE III							
	GO BONDS	0	0	250,000	0	0	0	250,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	0	0	250,000	0	0	0	250,000
FP090	UNION STATION INTERIOR PAINTING							
	GO BONDS	0	0	20,000	0	0	0	20,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	0	0	20,000	0	0	0	20,000



1. Merges River Vision Garden and Parking Lot concept to create a “flexible event space.”
2. Selected as initial phase to provide an on-site activity center.
3. Lower relative project cost.
4. Capitalize on local food truck initiatives.
5. Close proximity to/links Downtown closer to the riverfront.
6. Can be used as parking lot when not in use.



HARRISON

MAIN

BRADY

PERRY

PERSHING

RIVER

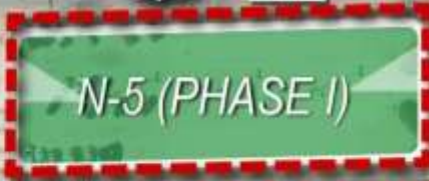
67



N-3



N-4



N-5 (PHASE I)



N-6



S-0



S-1



S-2



LC-0



BEIDERBECKE

FLEXIBLE EVENT SPACE FEATURES

ELECTRIC

15

50A 150/250V
TWIST-LOCK
RECEPTACLES



VENDOR TENTS

66

10' WIDE x 18' DEEP
VENDOR STALLS



FOOD TRUCKS

15

41' WIDE x 18' DEEP
FOOD TRUCK "PODS"



PARKING

60

STANDARD
SPACES

4

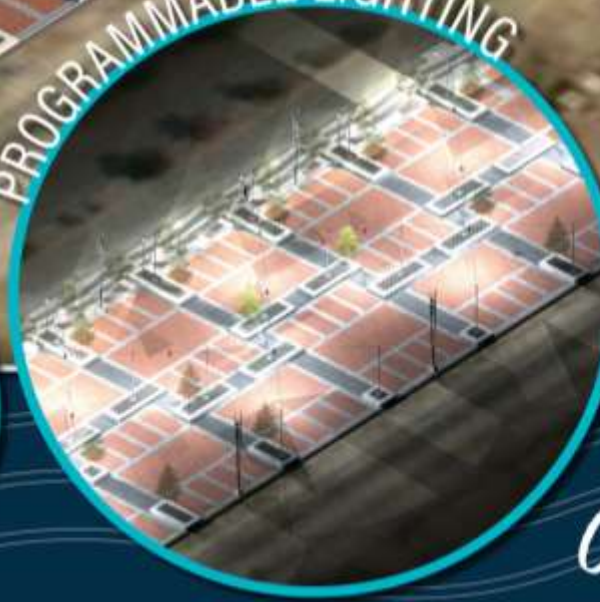
HANDICAP
SPACES

2

VAN ACCESSIBLE
SPACES



PROGRAMMABLE LIGHTING



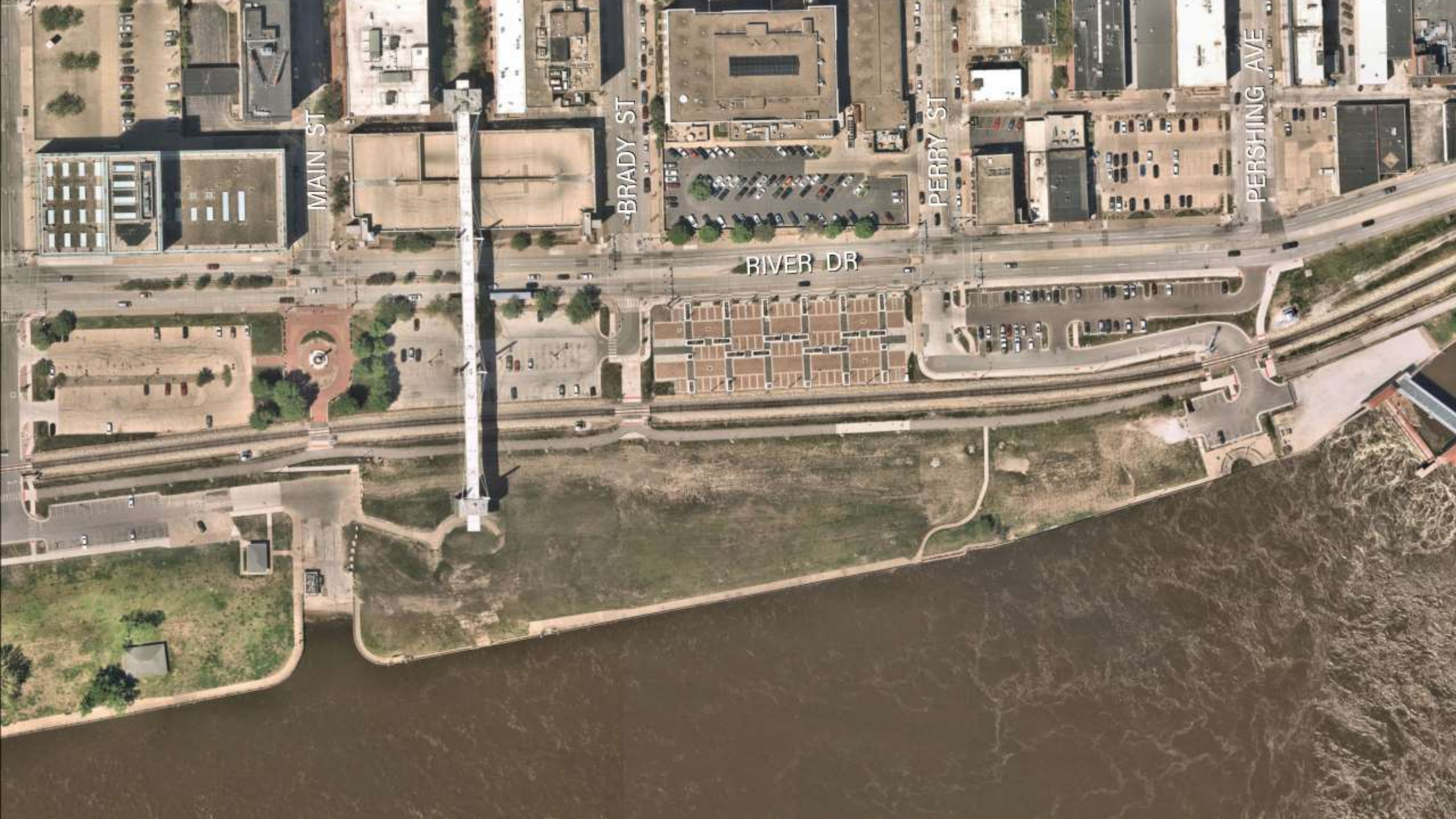
TEMPORARY STAGE OPTION



Configure your own event!

GENERAL TIMELINE

- Quinlan Court (Block N5) 0.9 AC
\$2.6M Total
3 FY Buildout
- A \$35M total project cost equates to **\$2.9M / Acre**
 - A typical development block is +/- 1 Acre in size.
 - At the current rate, construction of a development block will commence every 3 years on average.
- Full Main Street Landing Buildout will be achieved in **35 Years**
**Assuming no inflation / no supplemental funding.*



MAIN ST

BRADY ST

RIVER DR

PERRY ST

PERSHING AVE

ARPA

- Community Survey issued for public comment
- Feedback supplemented with Staff input and Council prioritization



ARPA

			ESTIMATED BUDGETS			
			FY 2022	FY 2023	FY 2024	TOTAL
Program Administration	ARPAD01	ARPA Program Administrative Costs	\$ 350,000	\$ 350,000	\$ 350,000	\$ 1,050,000
Neighborhood Reinvestment	ARPCD06	Neighborhood Stabilization Program	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 2,000,000
	ARPCD07	Vacant & Abandoned Properties	\$ 700,000	\$ 700,000	\$ 700,000	\$ 2,100,000
Youth & Family Support	ARPPS03	Youth Assessment Program (CB)	\$ 333,333	\$ 333,333	\$ 333,334	\$ 1,000,000
	ARPPS04	Youth Assessment Program (LE)	\$ 1,600,000	\$ -	\$ -	\$ 1,600,000
	ARPPS05	Violence Interruptors	\$ 250,000	\$ 250,000	\$ 250,000	\$ 750,000
Library Enhancements	ARPLB01	Fairmount Library Community Center	\$ 1,000,000	\$ 1,200,000	\$ -	\$ 2,200,000
	ARPLB02	Library Social Worker	\$ 90,000	\$ 91,200	\$ 92,500	\$ 273,700
	ARPLB03	Pre-K Literacy Initiative	\$ 123,400	\$ 124,400	\$ 125,700	\$ 373,500
Creating Places	ARPPR03	Neighborhood Parks - Play	\$ 250,000	\$ 1,500,000	\$ 750,000	\$ 2,500,000
	ARPCD05	MLK Plaza Contribution	\$ 500,000	\$ -	\$ -	\$ 500,000
	ARPPR05	MSL Adventure Play & Event Lawn	\$ 1,000,000	\$ 2,000,000	\$ 3,000,000	\$ 6,000,000
	ARPIT03	Public WiFi Hot Spots	\$ 25,000	\$ 25,000	\$ 25,000	\$ 75,000
Flood Mitigation	ARPSW05	Flood Mitigation Stage 22 River Dr. from Federal to 3rd	\$ 320,000	\$ -	\$ 1,180,000	\$ 1,500,000
	ARPSW06	Flood Mitigation Stage 22 River Dr. from Iowa to Main	\$ 300,000	\$ -	\$ 2,200,000	\$ 2,500,000
Transitional Housing	ARPCD09	Regional Transitional Housing	\$ 300,000	\$ 300,000	\$ -	\$ 600,000
Multi-Modal Connectivity	ARPTP01	Multi-Modal - N/S Path	\$ 500,000	\$ 1,500,000	\$ 2,000,000	\$ 4,000,000
West Locust Sewer Connectivity	ARPSE02	West Locust Sewer Connectivity	\$ 2,000,000	\$ 6,000,000	\$ 6,000,000	\$ 14,000,000

BUDGETING – POST ARPA



PROJECT CATEGORY	PROJECT NAME	2023	2024	2025	2026	2027	2028	TOTAL
FP086	ADLER THEATRE PLASTER/PAINT REPAIR							
	HOTEL/MOTEL TAX	0	0	325,000	325,000	325,000	0	975,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	0	0	325,000	325,000	325,000	0	975,000
TOTAL		400,000	400,000	400,000	400,000	400,000	400,000	2,400,000
RIVERFRONT								
68015	FLOOD RESILIENCY PROGRAM STRUCTURAL							
	GO BONDS	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
68018	FLORIAN KEEN PARKING LOT ELECTRIFICATION							
	LOCAL SALES TAX	75,000	0	0	0	0	0	75,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	75,000	0	0	0	0	0	75,000
FP087	FLOOD RESILIENCY PROGRAM NON-STRUCTURAL							
	GO BONDS	0	500,000	500,000	500,000	500,000	500,000	2,500,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	0	500,000	500,000	500,000	500,000	500,000	2,500,000
FP088	RIVERWEST PLANNING FINDINGS							
	LOCAL SALES TAX	0	25,000	0	0	0	0	25,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	0	25,000	0	0	0	0	25,000
FP089	RIVERWALK RAILING PAINTING							
	LOCAL SALES TAX	0	50,000	0	0	0	0	50,000
		0	0	0	0	0	0	0
		0	0	0	0	0	0	0
	PROJECT TOTAL	0	50,000	0	0	0	0	50,000

MAIN STREET LANDING
DESTINATION PLAY AREA & EVENT LAWN
REQUEST FOR QUALIFICATIONS



RFQ Issued in January 2022

Regional and National interest in the project

- Coen + Partners – Minneapolis, MN
- Confluence – Cedar Rapids, IA
- Groundswell – Philadelphia, PA
- HDR – Omaha, NE
- IMEG – Rock Island, IL
- Lamar Johnson Collaborative – St. Louis, MO
- MKSK – Louisville, KY
- Port – Chicago, IL
- Sasaki – Boston, MA
- SITE – Chicago, IL
- Unknown Studio – Baltimore, MD
- WXY – New York, NY

* Selected as semi-finalist



ISSUED JANUARY 5, 2022



DESTINATION IOWA



- Developing regionally significant quality of life projects that are transformational in nature that leverage local community assets to improve the experience for visitors and residents of the area.
- Grant will cover 40% of project cost. Applicants must cover the remaining 60%.
- 50% of an applicants share must be available at the time of submission.



DESTINATION IOWA



PROJECT FUNDING

Special Funding

- ARPA - Main Street Landing | \$6M
- CP - Community Investment | \$6M
- Total Special Funding | \$12M

Figge Funds

- Private Fundraising | \$2.4M

State of Iowa Funds

- Grant Request | \$9.6M

Total Project | \$24M



ADDITIONAL FUNDING

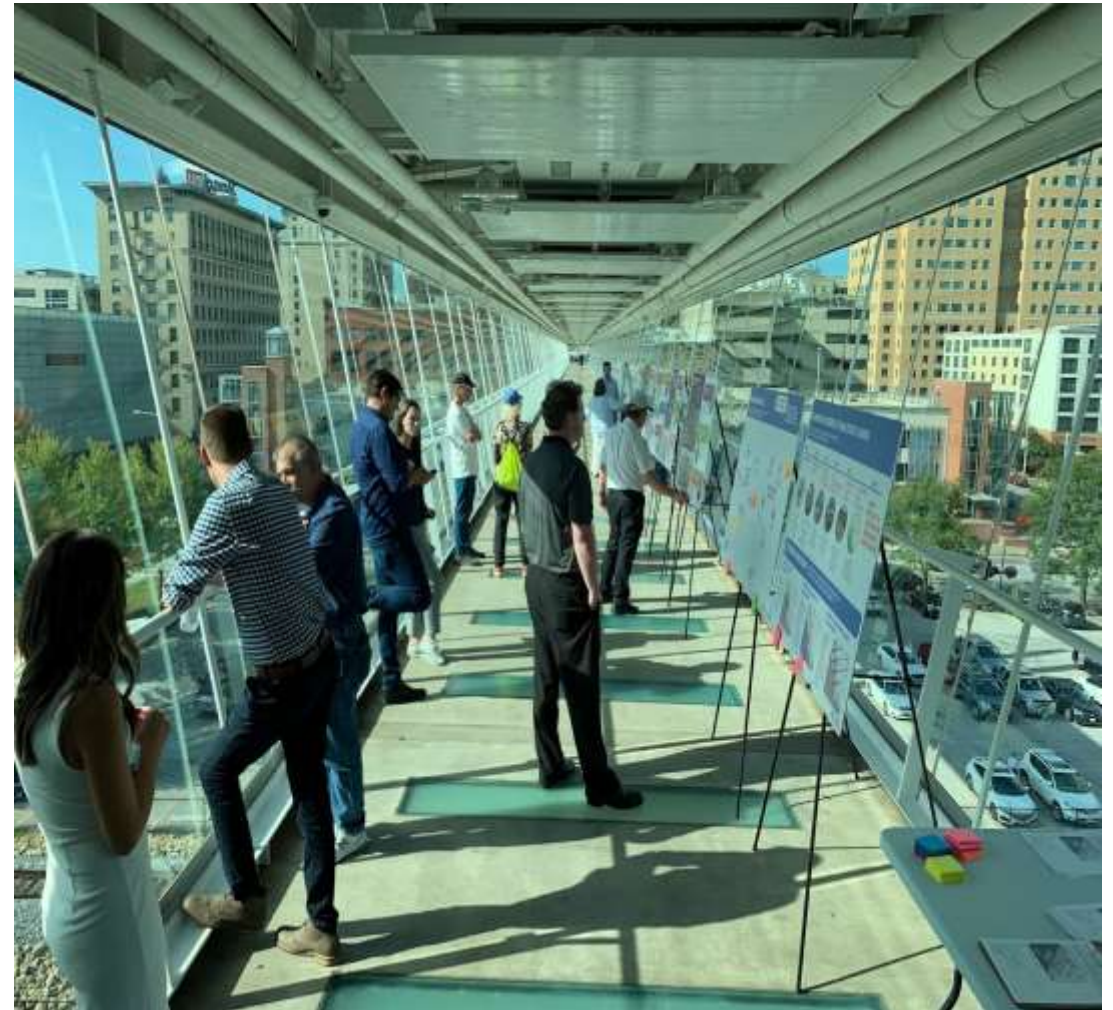
- FRA Grant: **\$2,749,720**
- RDA Contribution: **\$375,000** (5 Cycles of \$75K)
- SCRA Contribution: **\$187,500** (5 Cycles of \$37.5K)



PUBLIC OUTREACH

WAVE 1 | AUGUST 2022

- In-Person
 - Skybridge (2) Open House
 - Farmers Market Booth
- Online Survey
 - 385 (Complete & Partial)



PUBLIC OUTREACH

WAVE 2 | NOVEMBER 2022


- In-Person
 - Parks Department Fall Fest
 - In-School Activities
- Online Survey
 - 453 (Complete and Partial)



COLORFUL SURFACES
Are Bright Colors Right For Main Street Landing?

1 No, I don't like it... 2 3 4 5 Yes, I love it!

Bright colors and patterns cover the ground and equipment of Maggie Daily Play Garden. They add an urban, lively feel to the space.



TOWERS WITH BRIDGE
Are Towers Right For Main Street Landing?

1 No, I don't like it... 2 3 4 5 Yes, I love it!

A landmark element of Maggie Daily Play Garden are the two large towers hosting a suspension bridge between them. Multiple slides also flow out from the towers: small ones for younger children and a larger spiral slide from the top. An additional single wooden tower is also available for adventure play. The towers offer a wealth of play beyond climbing too, such as: knobs, flags, and talk tubes.

PUBLIC OUTREACH

WAVE 3 | AUGUST 2023

- In-Person
 - Farmers Market Booth
 - River Bandits Game
 - Fejervary Fun Day
 - Alternating Currents Booth
- Online Survey
 - 535 (Partial and Complete)

OPTION 2 : MODERN



OPTION 4 : HISTORIC





SITE WALKTHROUGH



North Structure

Pedestrian Bridge North Span

Pedestrian Bridge Railroad Crossing

Pedestrian Bridge South Span

Sledding Hill

Adventure Play

Picnic Area

Hillside Overlook

Water Feature

Shade Structure

Restroom Pavilion

Flexible Multi-Use Space & Ice Rink Area



ZONE 1
Northwest Entry

ZONE 2
Railroad Crossing &
Brady Street Entry

ZONE 3
Adventure Playground
& Water Feature

ZONE 7
Naturalistic Picnic Area

ZONE 6
Hillside Overlook

ZONE 5
Restroom Pavilion

ZONE 4
Flexible Multi-Use Space & Ice Rink

ZONE 1

NORTHWEST ENTRY

RIVER DRIVE & MAIN STREET INTERSECTION



NORTHWEST ENTRY



PEDESTRIAN BRIDGE - NORTH



PEDESTRIAN BRIDGE - NORTH



ZONE 2

**RAILROAD CROSSING & BRADY STREET
ENTRY**

MAIN ENTRY



BRADY STREET ENTRY PLAZA



MAIN ENTRY



RAILROAD CROSSING & SOUTH BRIDGE



ZONE 3

**ADVENTURE PLAYGROUND & WATER
FEATURE**

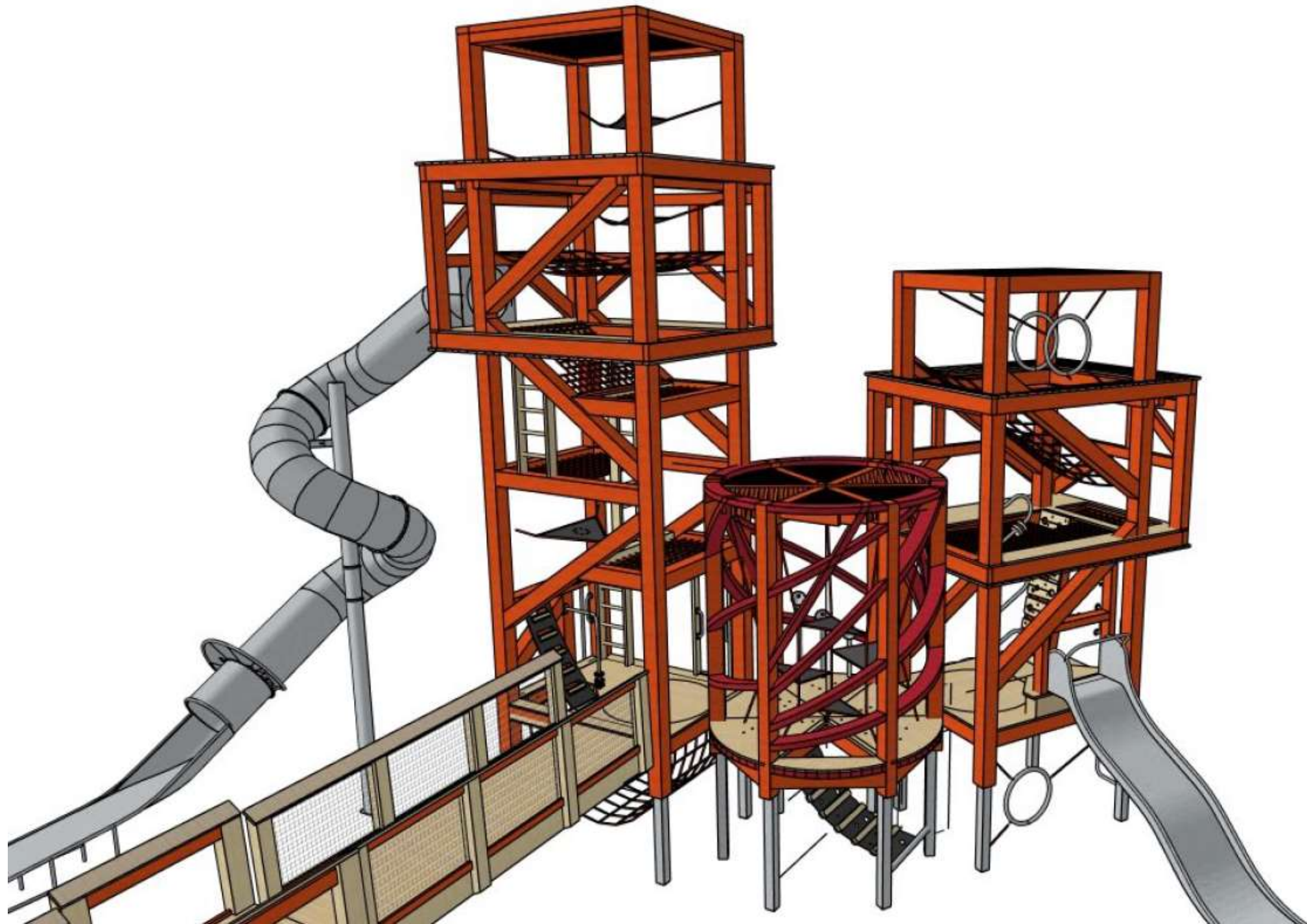
ADVENTURE PLAY



PLAY TOWER







ROLLER DAMS



WATER FEATURE



WATER FEATURE



HILLSIDE PLAY ELEMENTS



PEDESTRIAN BRIDGE



ZONE 4

FLEXIBLE MULTI-USE SPACE & ICE RINK

FLEXIBLE MULTI-USE SPACE POTENTIAL USE: PICKLE BALL



FLEXIBLE MULTI-USE SPACE POTENTIAL USE: SANDY BEACH



FLEXIBLE MULTI-USE SPACE POTENTIAL USE: WINTER ICE RINK





FLEXIBLE MULTI-USE SPACE



ZONE 5

RESTROOM PAVILION

SEATING AREA



RESTROOM ENTRANCE



RESTROOM PAVILION



SHADE STRUCTURE



SHADE STRUCTURE



ZONE 6

HILLSIDE OVERLOOK

HILLSIDE OVERLOOK AND STAIRS



HILLSIDE OVERLOOK AND STAIRS



ZONE 7

NATURALISTIC PICNIC AREA







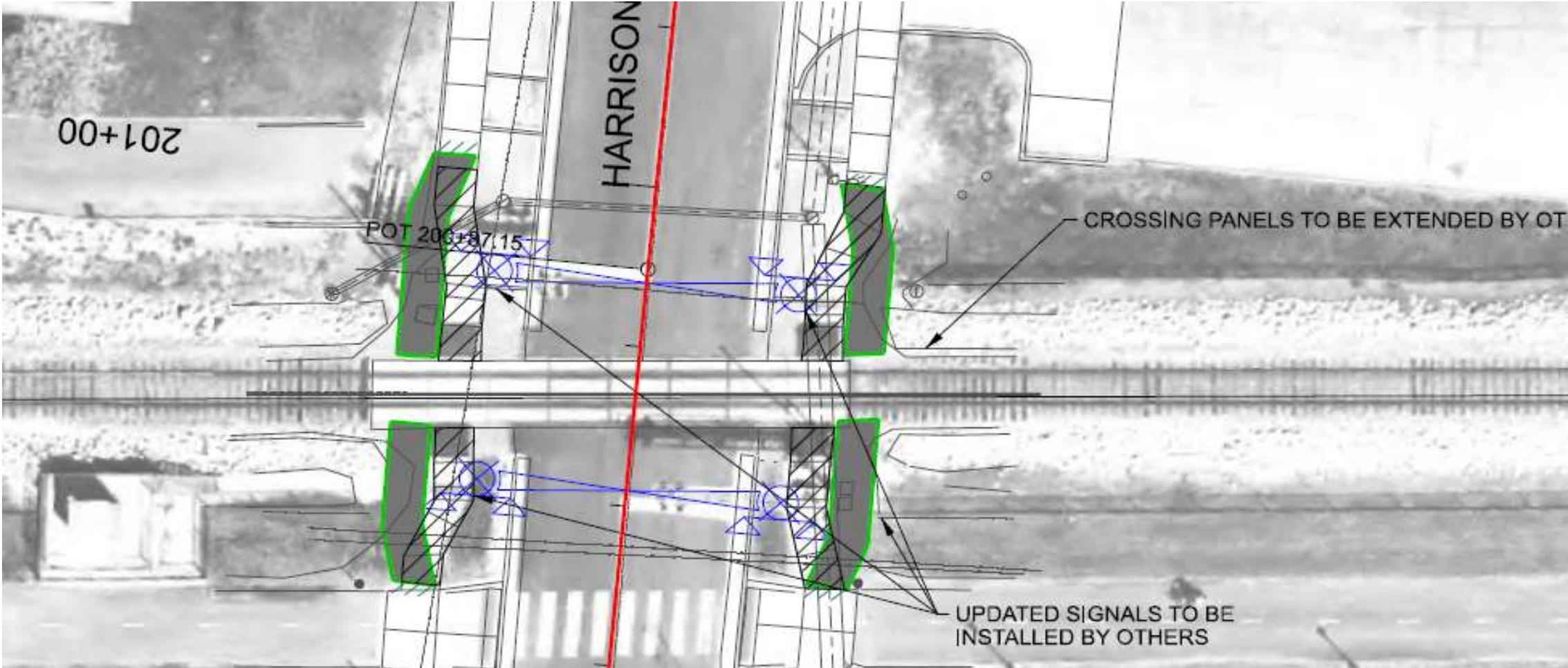


SOLVING THE CHALLENGES

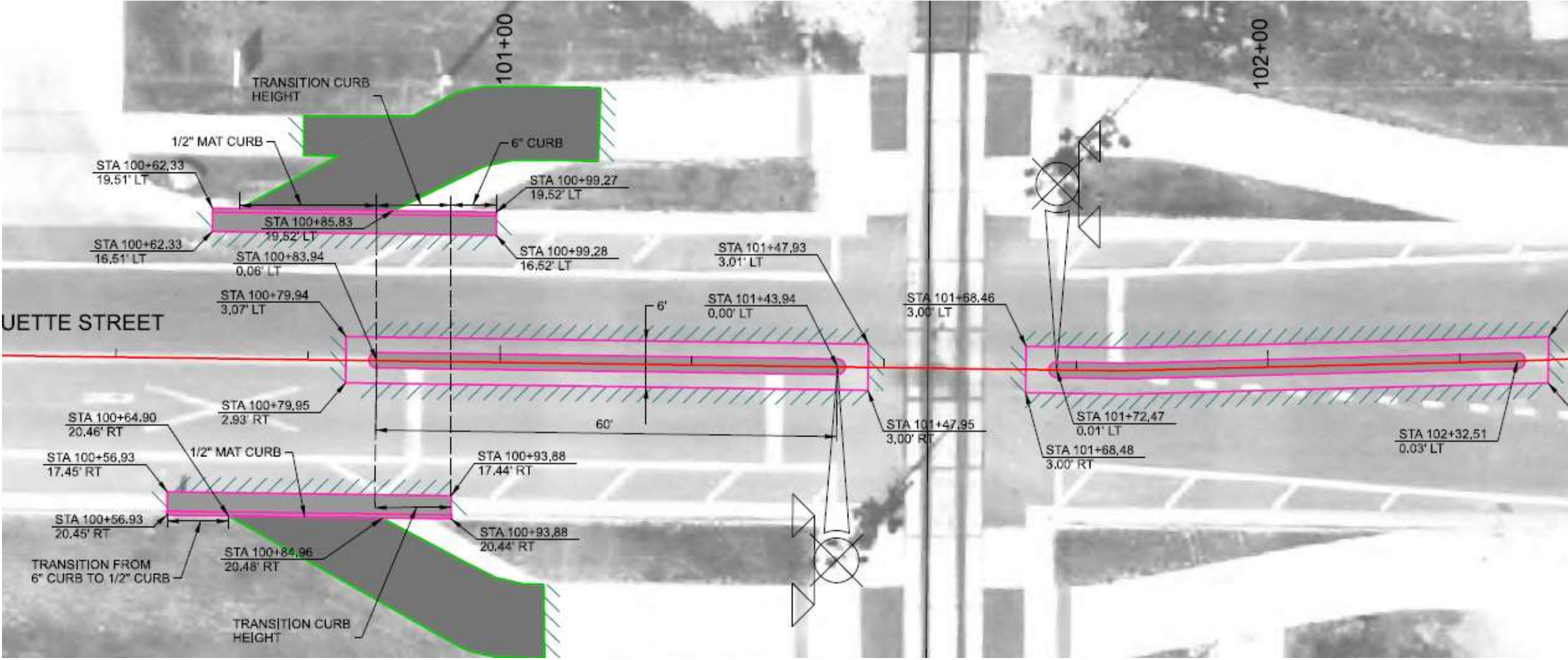
RAIL | QUIET ZONE

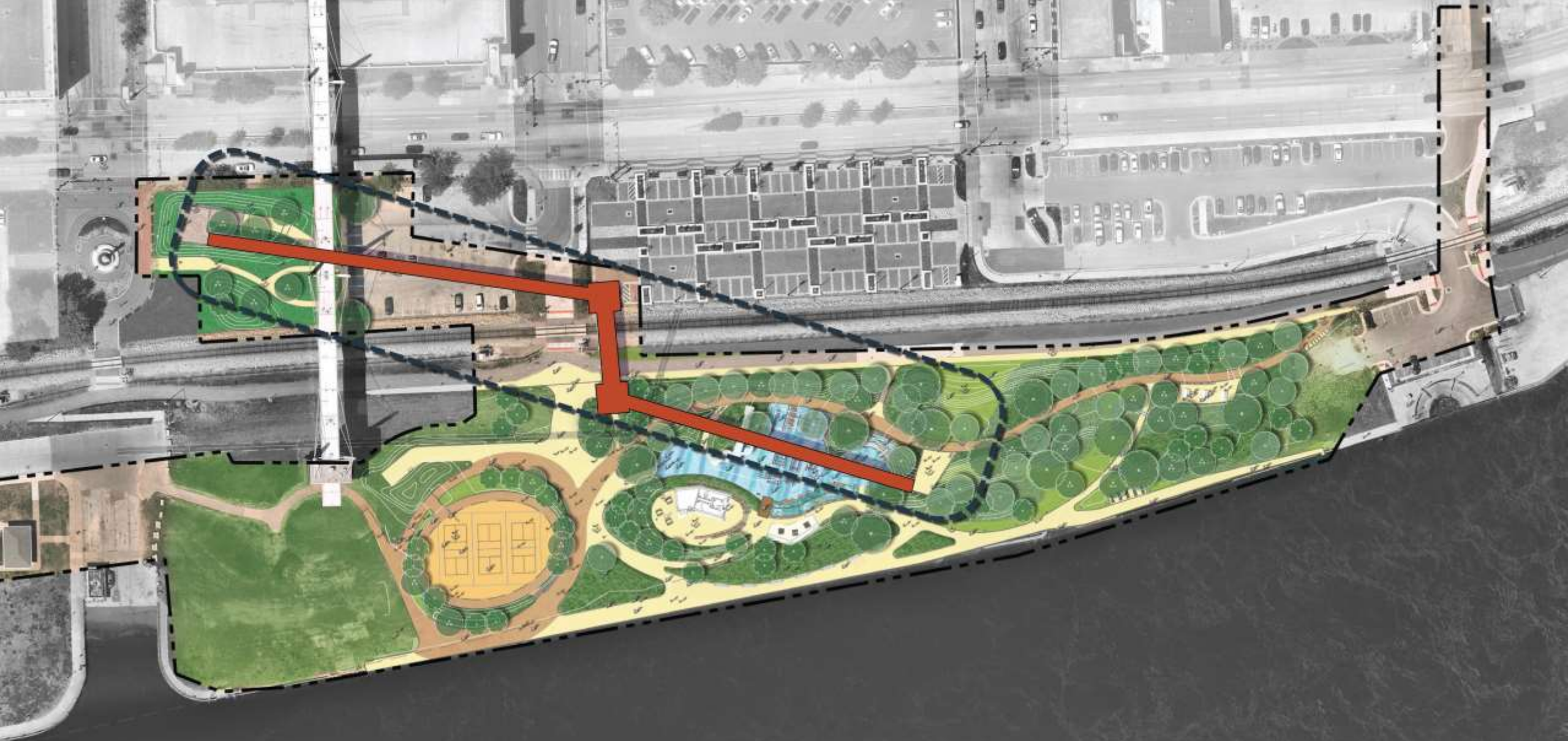


RAIL | QUIET ZONE

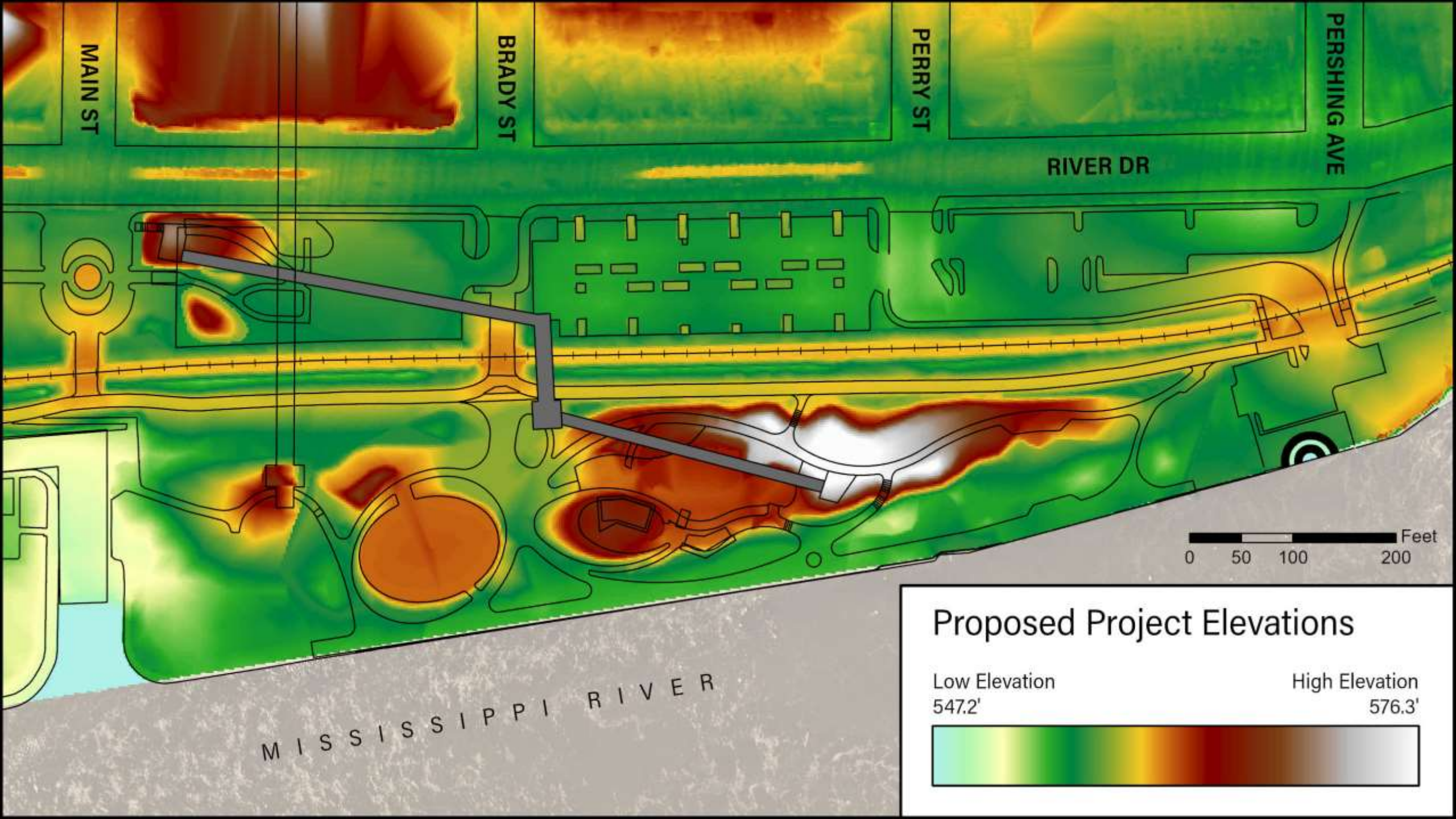


RAIL | QUIET ZONE





PED BRIDGE UPGRADES



MAIN ST

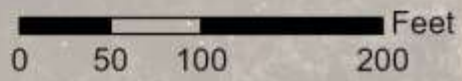
BRADY ST

PERRY ST

PERSHING AVE

RIVER DR

MISSISSIPPI RIVER

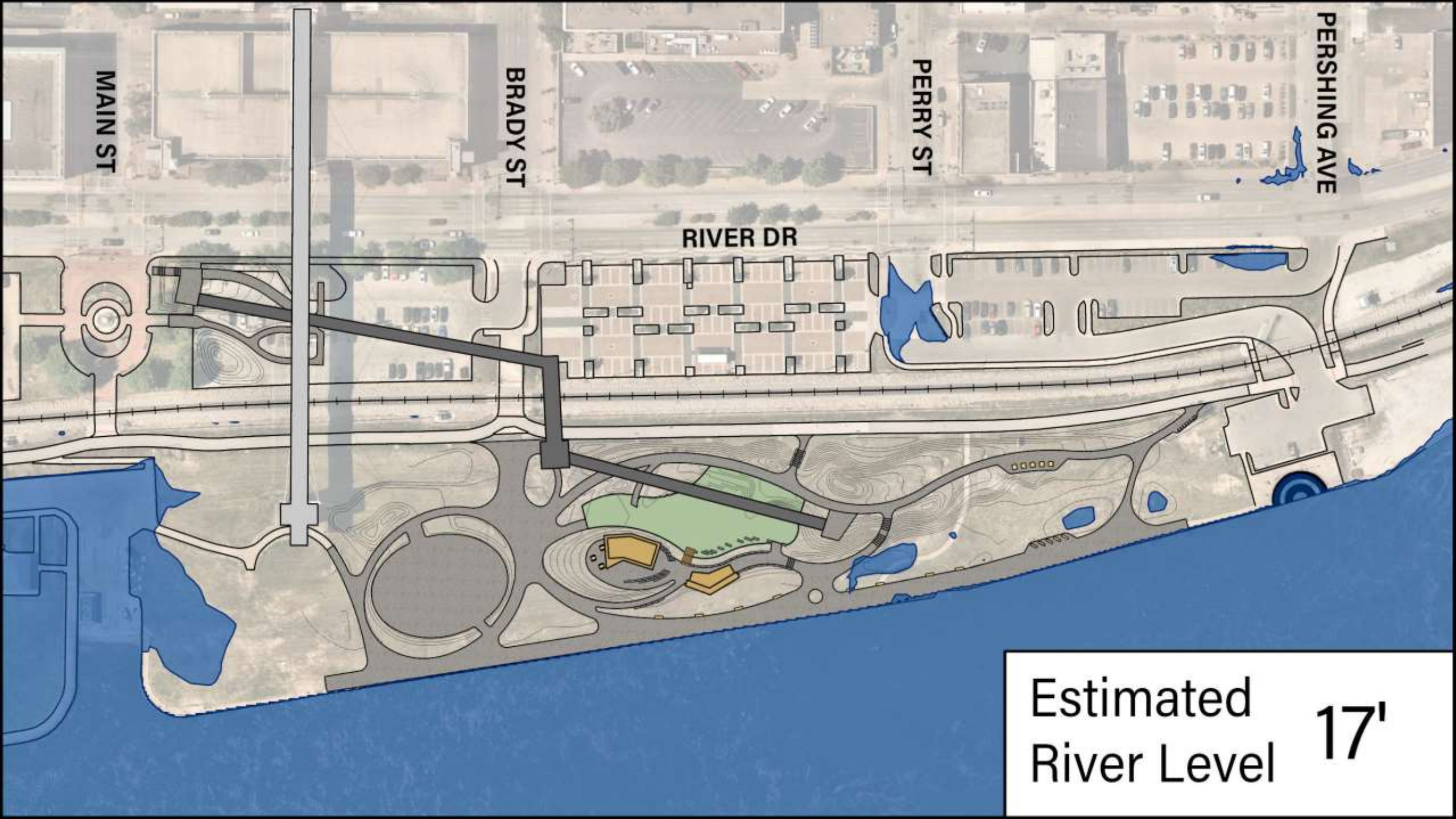


Proposed Project Elevations

Low Elevation
547.2'

High Elevation
576.3'





MAIN ST

BRADY ST

PERRY ST

PERSHING AVE

RIVER DR

Estimated River Level 17'



Estimated
River Level **18'**



MAIN ST

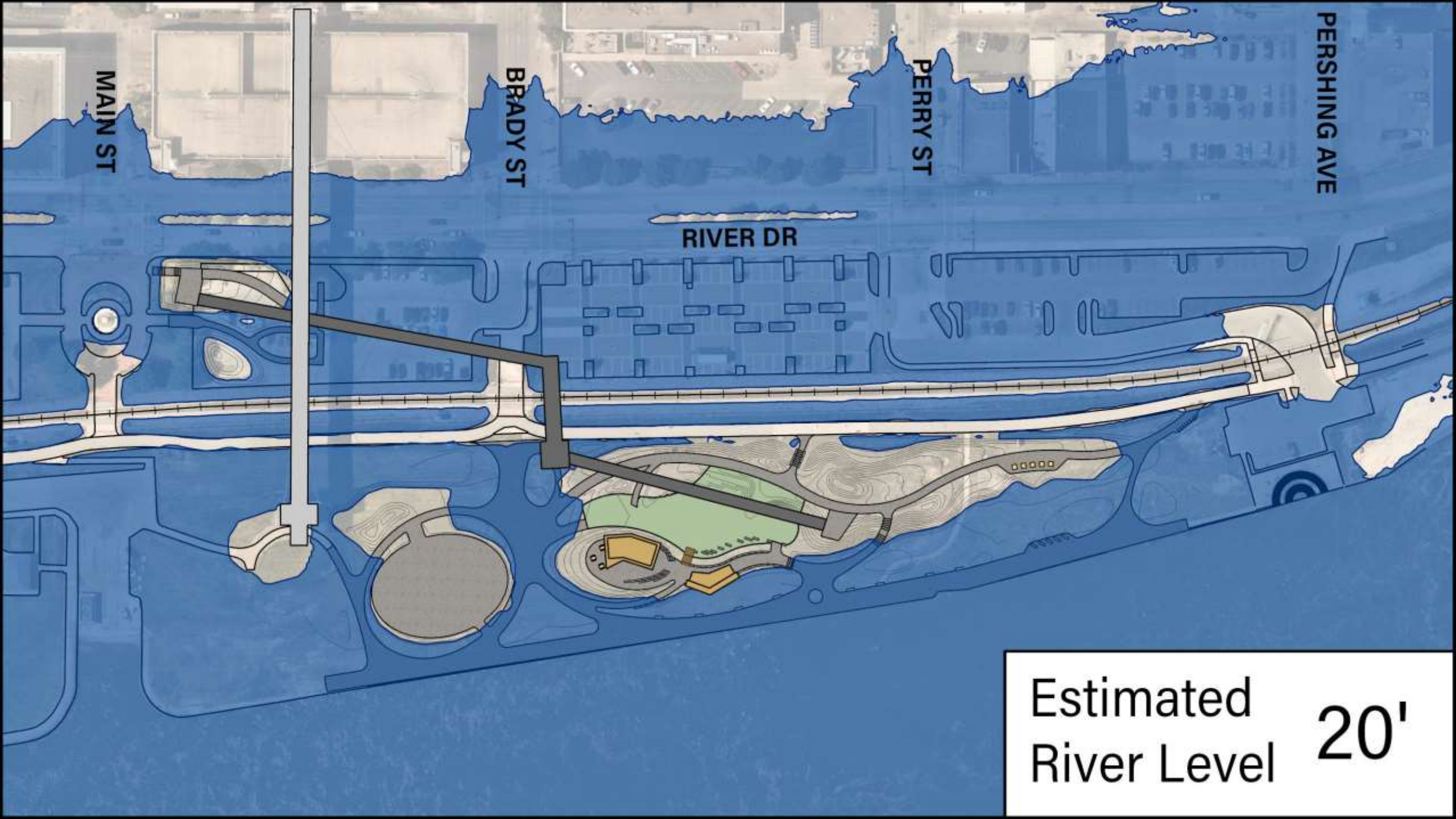
BRADY ST

PERRY ST

PERSHING AVE

RIVER DR

Estimated River Level 19'



MAIN ST

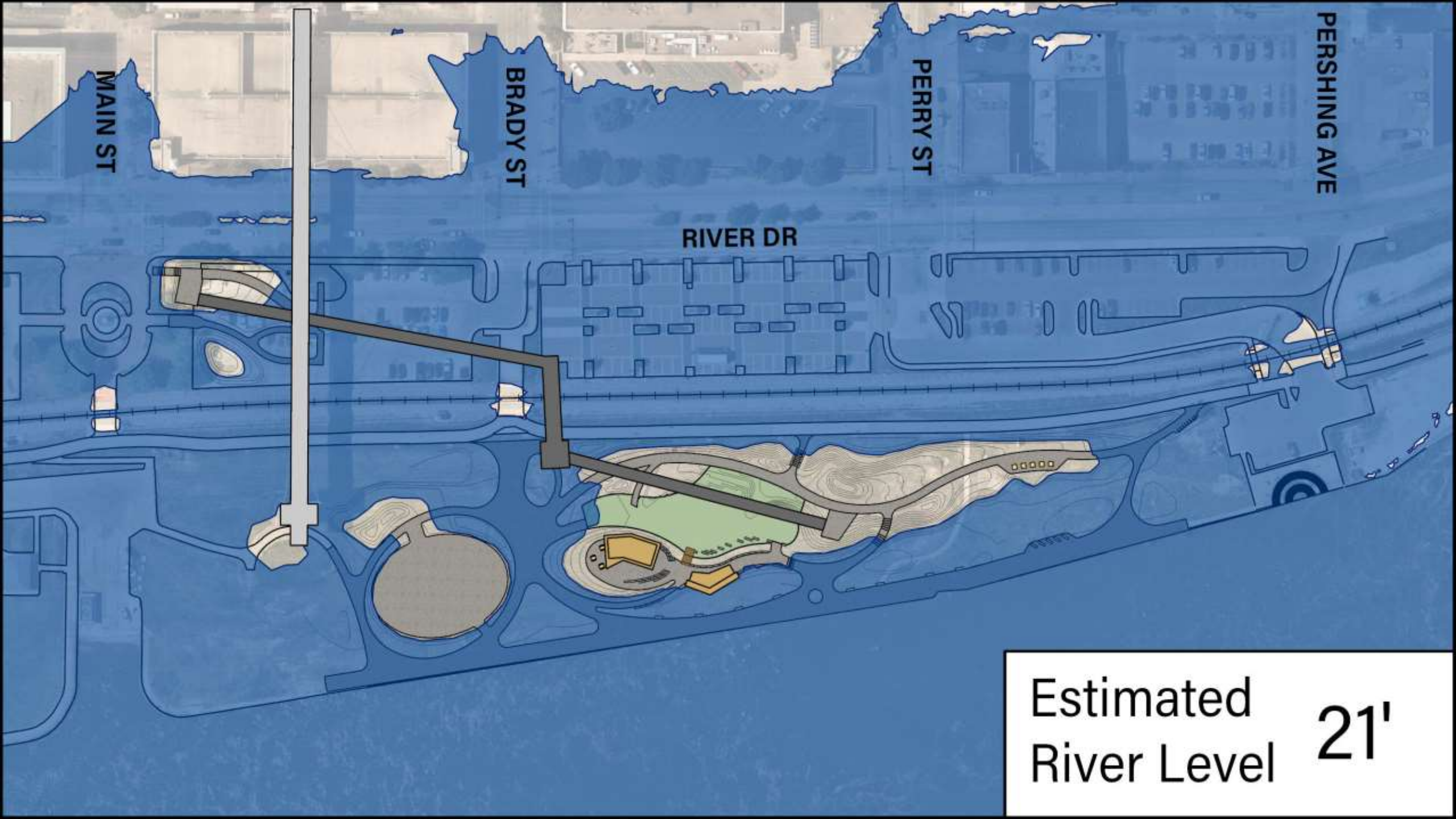
BRADY ST

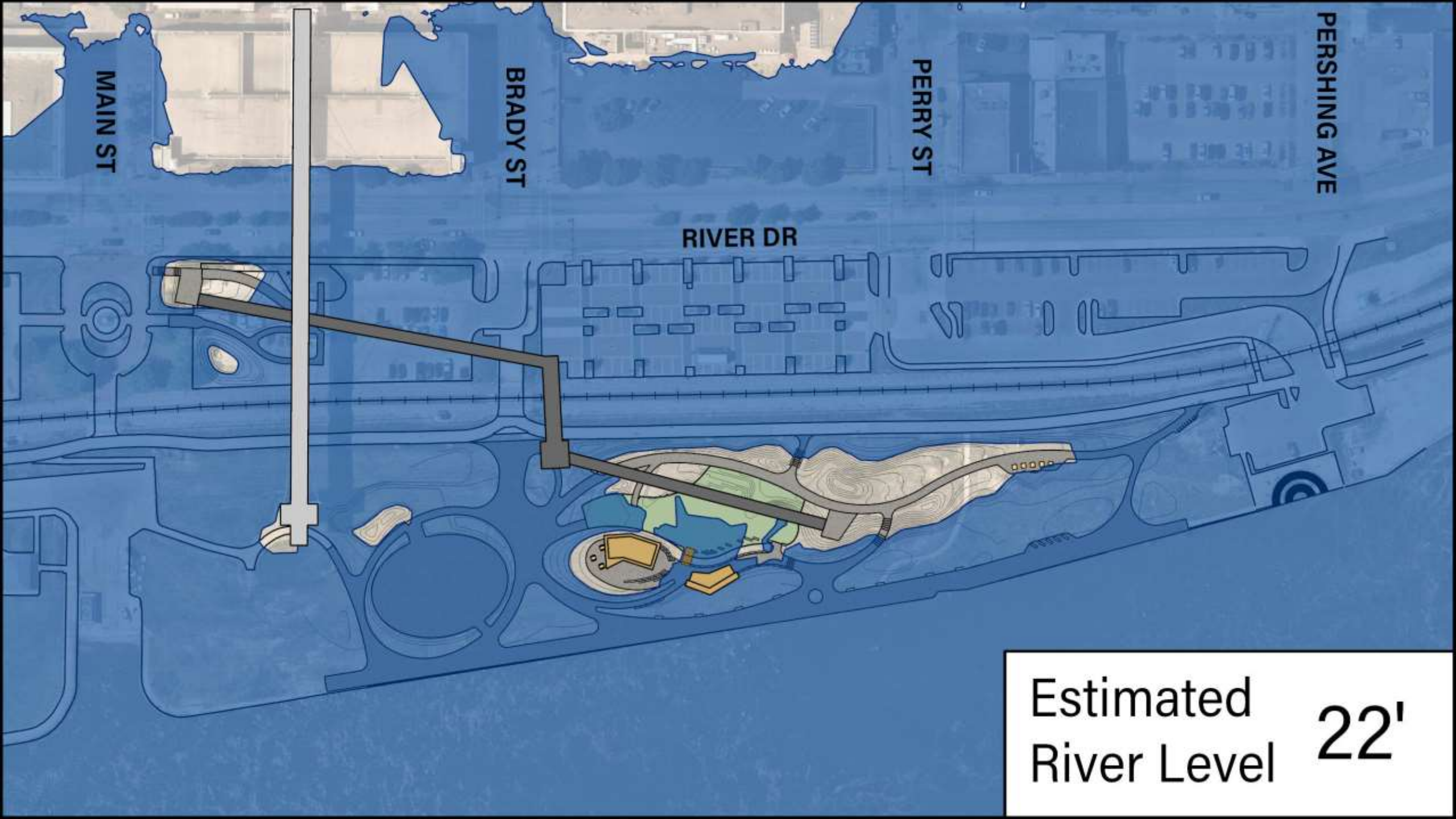
PERRY ST

PERSHING AVE

RIVER DR

Estimated
River Level **20'**





MAIN ST

BRADY ST

PERRY ST

PERSHING AVE

RIVER DR

Estimated
River Level **22'**

OPERATING COST

- Preliminary Budget
 - Staffing | \$160K
 - Supplies & Services | \$60K
 - Equipment | \$175K
- Funded out of Local Sales Tax
- Operating cost will be needed starting in the middle of FY 2027 and beyond.

HARRISON
746

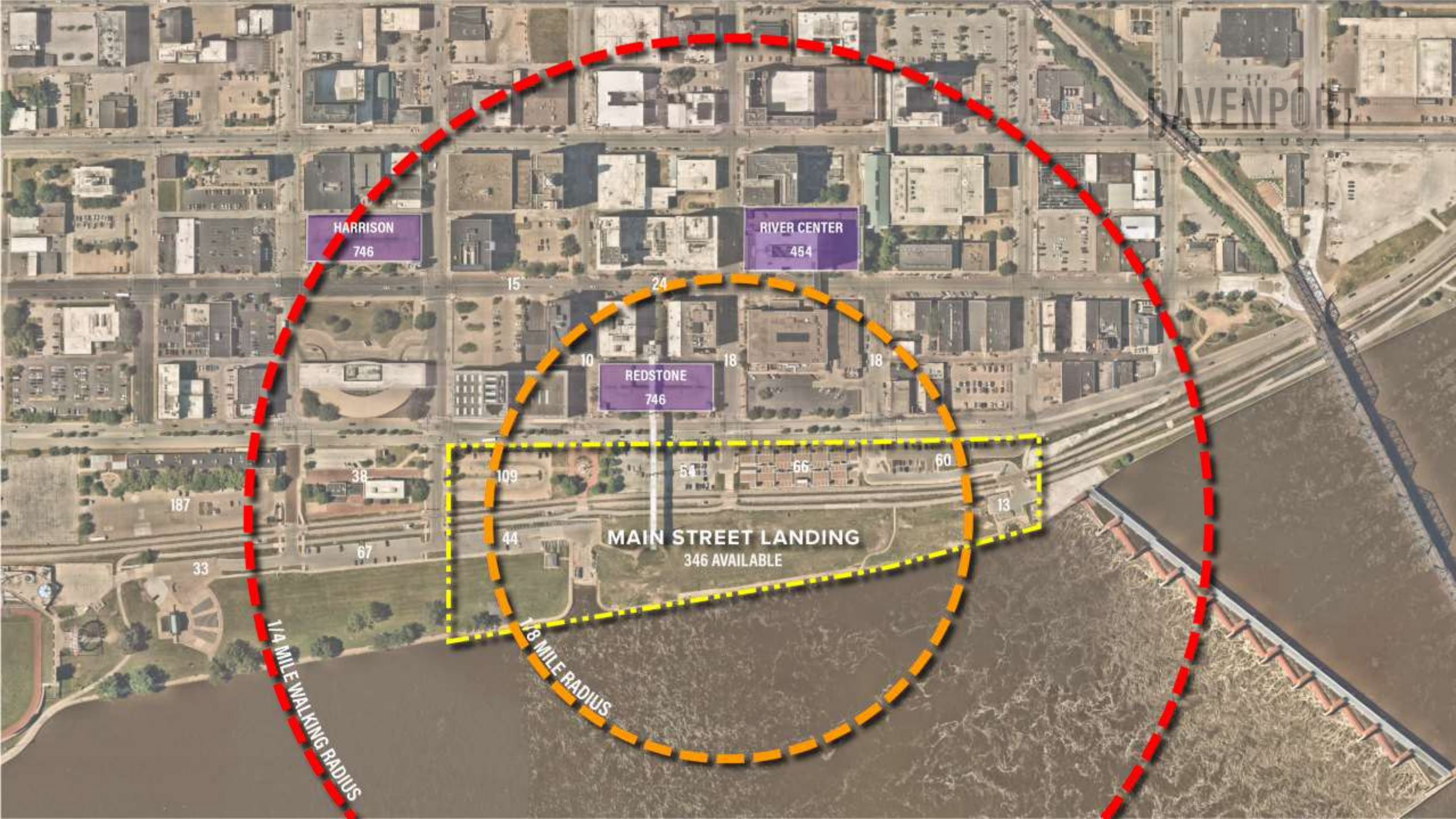
RIVER CENTER
454

REDSTONE
746

109 54 66 60
44
13
MAIN STREET LANDING
346 AVAILABLE

1/4 MILE WALKING RADIUS

1/8 MILE RADIUS



SUMMARY

- Advances decades worth of planning.
- Addresses site challenges as it relates to increase rail traffic, flooding, and on-site parking.
- Leverages non-traditional City funds with multiple funding streams from outside organizations.

