

URBAN PLANNING SERVICES

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DAVENPORT, IOWA



East Village Master Plan

The Village of East Davenport is a historic commercial and residential district along the Mississippi River, just east of downtown Davenport. Although the village core still serves as a popular neighborhood center, competition from suburban development and other historic shopping districts has eroded its role as a regional destination.

Winter & Company led a team to develop a Master Plan that will help implement the community's vision for an economically vibrant, mixed-use center. The plan promotes:

- » A high-quality pedestrian experience
- » Attractive and unique streets
- » Outdoor spaces and activities
- » Diverse uses from multifamily residential to offices, fine dining, and specialty retail
- » Connections to surrounding neighborhoods and the river
- » Coordinated parking



An overall illustrative map for the Village containing key gateways, open spaces, and opportunities for better connections between the riverfront and commercial core.



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Following a community design charette, Winter & Company worked with the City of Davenport and neighborhood stakeholders to identify and describe realistic strategies for the phased redevelopment of the Village.

Opportunities for improving properties exist throughout the Village of East Davenport. Winter & Company explored redevelopment opportunities on several sites throughout the Village that promote the community vision for the Village as a regional tourist destination and neighborhood center. The sites reflect one level of investment that may occur, which would be influenced by market conditions, ownership patterns and assistance programs that may become available over time.



An overview of opportunity sites is illustrated above. Existing buildings are shown in green and new infill concepts in white.

SERVICES:

- » Public Process
- » Neighborhood Plan

CLIENT:

Matthew Flynn
Senior Planning Manager
City of Davenport

DATE:

2012-2013



Winter & Company organized a design charette to help the community articulate a vision for the Village.



View from water looking to shelter



Pedestrian promenade along the marina



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