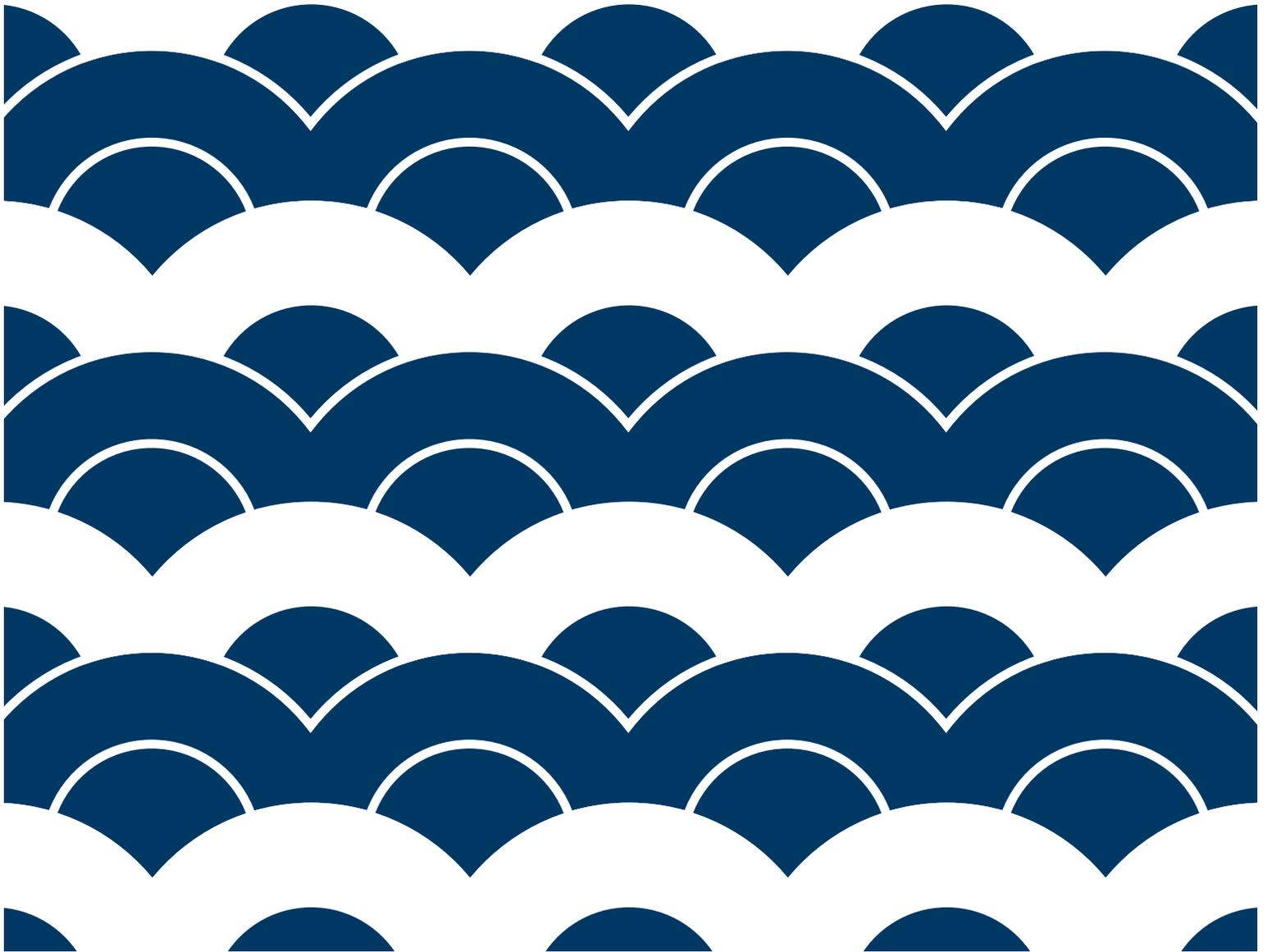


Feb.
27th,
2018

City of Davenport Main Street Landing
Design Guidelines



ACKNOWLEDGMENTS

City of Davenport

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Introduction

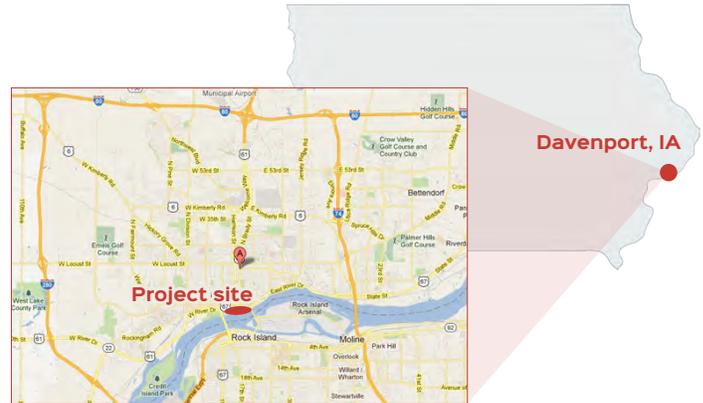
PROJECT OVERVIEW

Located on the eastern side of Iowa along the Mississippi River, the City of Davenport is a historic river town that has seen many changes through its evolution. In 2010 its population was about 100,000, roughly one quarter of the total population of the Quad Cities. So the riverfront design standards for Davenport must also reflect the context of the Quad Cities.

Davenport's history is quite unique. It's where the railroads first crossed the Mississippi River and was considered the Gateway to the West. Looking forward, this project must reflect its past in creating a gateway into Iowa and creating a Midwestern—if not national—destination. Another unique attribute of the City is its lack of a flood wall. The varying levels of flooding that occur throughout the year have a significant impact on the Riverfront site (see Chapter 3, Floodplain).

The project area is owned by the City and the Canadian Pacific Railroad, which creates some unique opportunities to organize the area into a series of "rooms." In 2004 and again in 2014, the City completed a plan called RiverVision. This plan was meant to guide the strategic future for the riverfront, intending to reinvigorate the space and create a public amenity that would be the crown jewel of Davenport. Recently one of the most important changes to the site was the relocation of Rhythm City Casino away from the Riverfront, which has opened up the site and the viewsheds (sightlines) to the Mississippi River from downtown Davenport. These standards have been created to help reinforce the visual connections tie together the built environment.

The project area is called Main Street Landing. The site is about 10.6 acres and has four-block stretches between Harrison Street on the west and Pershing Street on the east. RDG Planning & Design was hired in the fall of 2017 to create a set of design standards—a road map to help move the project forward. The project approach is to create a strategic vision for the Riverfront and the design standards that will advance the Master Plan.



The resulting approach was founded on four phases:

1. Discovery

Establish a baseline for the project.

2. Create

Interpret Discovery phase results to design the look and feel.

3. Synthesize

Prepare multiple options and synthesize them into a single option.

4. Implement

Develop a set of standards in a cohesive, professional document (these Design Guidelines) to guide the improvements as they move forward.

Early in this project, a number of individual meetings were planned and facilitated with the Steering Committee. These meetings were set up to establish a strategic vision for the project. This vision will help define the look, the brand and what this place "wants to be" when it moves forward.

Some of the feedback received during those conversations was related to programming of the site and how to make it a destination. However, this document focuses on building the design standards—the fit, the finish, the look, the feel of all the furnishings, benches, plantings, pavement, etc.



The Skybridge connects the Redstone Parking Ramp and the Riverfront, creating a dynamic observation point to see downtown and the Mississippi River.

STRATEGIC DIRECTION

As noted early on in the project, a series of one-on-one conversations—hosted by RDG Planning & Design, with members of the Steering Committee—yielded a set of Emerging Themes. The Steering Committee members were encouraged to speak candidly and freely about the project, answering a series of questions related to what they thought of the vision for the riverfront and how the standards might support that vision. They were also asked “where the project could go wrong (if we don’t think big enough)” and what other elements were important to consider. The Steering Committee provided a good baseline for the current status of the riverfront and its development efforts. This examination resulted in the development of six themes:

"A Midwestern destination."

Constituents used these words when defining what the Riverfront standards should support. Interviewees described the Riverfront as an active place for everyone that serves as a destination for the community and visitors alike with recognition that the Mississippi River is an international destination. Many individuals also spoke about the need to provide spaces for those who live and work downtown during the day and night.

Clean lines, timeless materials and color, tastefully merging the new and old.

When asked to describe the look or feel of the design standards being developed, people expressed these words. Most respondents believe that the future of the park should not be confined to historic sensibilities and believed that a new look was appropriate, as long as it works within the context of the city and fits its aesthetic.

Flooding will happen...and the standards should embrace it.

Easy-to-clean, resilient and low-maintenance materials should be used. Respondents emphasized that we should invest in materials that can be easily washed or sprayed down.

The Riverfront is its own space.

The Riverfront is the crown jewel of Davenport and the Quad Cities. Most of the respondents indicated that the standards should elevate the riverfront and connect it to downtown. When speaking about the historic downtown and Riverfront context, many people suggested that the fit and finish of the standards complement downtown, but it should not use the same standards. Meaning, it's time for a fresh look—striving to create a destination that relates to downtown but retains its own unique character.

High-quality materials matter.

Interviewees often spoke about high-quality, long-lasting materials that will stand the test of time. Respondents often spoke of this project as a significant public infrastructure project—and, as such, it should lay the foundation for future redevelopment of the park spaces.

Connect with the water and downtown.

Interviewees often spoke about the impact of the Mississippi River and its role within downtown. Most interviewees emphasized the need to get people on the water and near the water. The river is seen as a significant draw that is underused—provisions should be made to better connect it to the community.



The design team participates in a walking tour of the Riverfront with Davenport City Staff.





**Riverfront
Character**

INVENTORY

Existing Conditions

CHARACTER OVERVIEW

Based on the Emerging Themes, a site analysis commenced to inventory the existing context, the area surrounding Main Street Landing, to help inform the overall look, fit and finish. A number of destinations and landmarks around the riverfront were found to merit particular attention.



Roller Dam

This historic dam, located on the east side of the site, has a very strong form with repetition, clean lines and a vibrant red color. When developing the Riverwalk's brand, this attraction is a prime example of the image portrayed from this site, how it communicates to visitors, the context of its materials and the palette to be considered for both graphic signage and materials.



Centennial Bridge

This bridge connects Davenport to Rock Island. The long, arching forms define the western edge of the site and defines the space as a whole.



The Figge

Positioned north of the project site, the Figge features very clean lines with poured, formed concrete along the foundation wall; the blue color and quality of the glass reflect the Mississippi River. The furnishings here should respond to the site, something that would embrace the colorful palette and serve as a backdrop for creating something reflective of a 21st-century design that tastefully merges the new and the old.



Skybridge

The Skybridge towers over the center of the project site, connecting the downtown to the river; its form and scale have become an icon within the park itself.



The Mississippi River

The river itself is one of the most significant draws to the site. Many people come to the park to simply enjoy the river view and its serenity. It shouldn't be overlooked when considering the context.



Redstone Parking Ramp

Alongside River Drive, north of the project site, sits the Redstone Parking Ramp, which sets a strong precedent in merging historic and contemporary materials. Along with the Blackhawk Hotel and the Current, Redstone is a historic building incorporating clean lines and contemporary touches to create a unique experience—and an example of how to apply these standards.

INVENTORY

Existing Materials

MATERIALS OVERVIEW



Red Brick + White Trim

This is located on the historic restroom facilities just east of LaClaire Park near the landing.



Blue Tile + Red Trim

This is a close-up image of the Levee Inn, originally a hot dog stand, presently serving as an impromptu reminder of the various floods from years past.



Vibrant Colors

The landscaping, throughout the spring, summer and fall, incorporates vibrant colors.



Brick + Granite

Classic materials that stand the test of time.



Bold Forms

These reference the Skybridge.

MATERIAL SAMPLES

Raw materials, boiled down to the basics. These types of materials stand the test of the time, merging the new and old.



Concrete



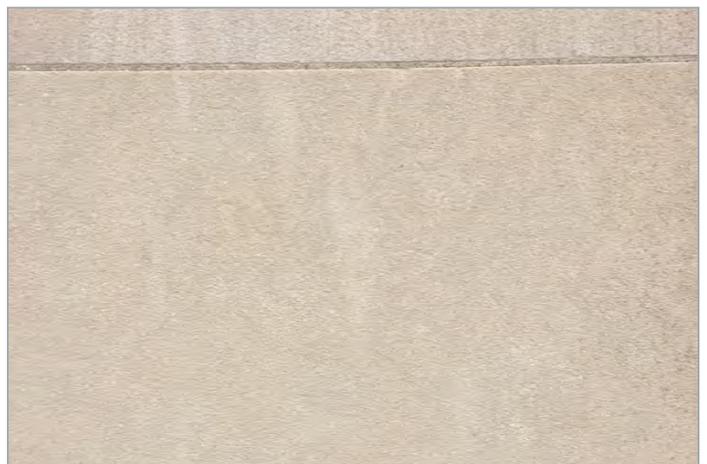
Brick Paving



Indiana Limestone



Galvanized Steel



Native Limestone

BRANDING

Signs, Standards and Printed Media

OVERVIEW

The graphic brand is the result of conversations with the Steering Committee, reviewing the existing context around the site, and what items physically inform the site. It considers how these context elements can help prompt a visual identity for what the graphic branding should look like. This is most important when considering the signage and any related publications or design documents, establishing a uniform look.

Palette



White

Evokes the Skybridge

Gray

Contemporary, a backdrop to other site improvements

Blue

Evokes the river, an earth tone color

Red

Takes its cues from the dam and brick; nice accent color for signage

Patterns

These patterns, evoking the riverfront, help reinforce the theme, as seen on the signage examples.



Signage Examples



Typefaces

SINKIN SANS FONT & BORIS BLACK BLOXX

BODY:

abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMONPQRSTUVWXYZ

SUBHEADS:

abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMONPQRSTUVWXYZ

HEADLINES:

abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMONPQRSTUVWXYZ





**Existing
Master Plan**

RIVERVISION PLAN



from Hargraves and Associates

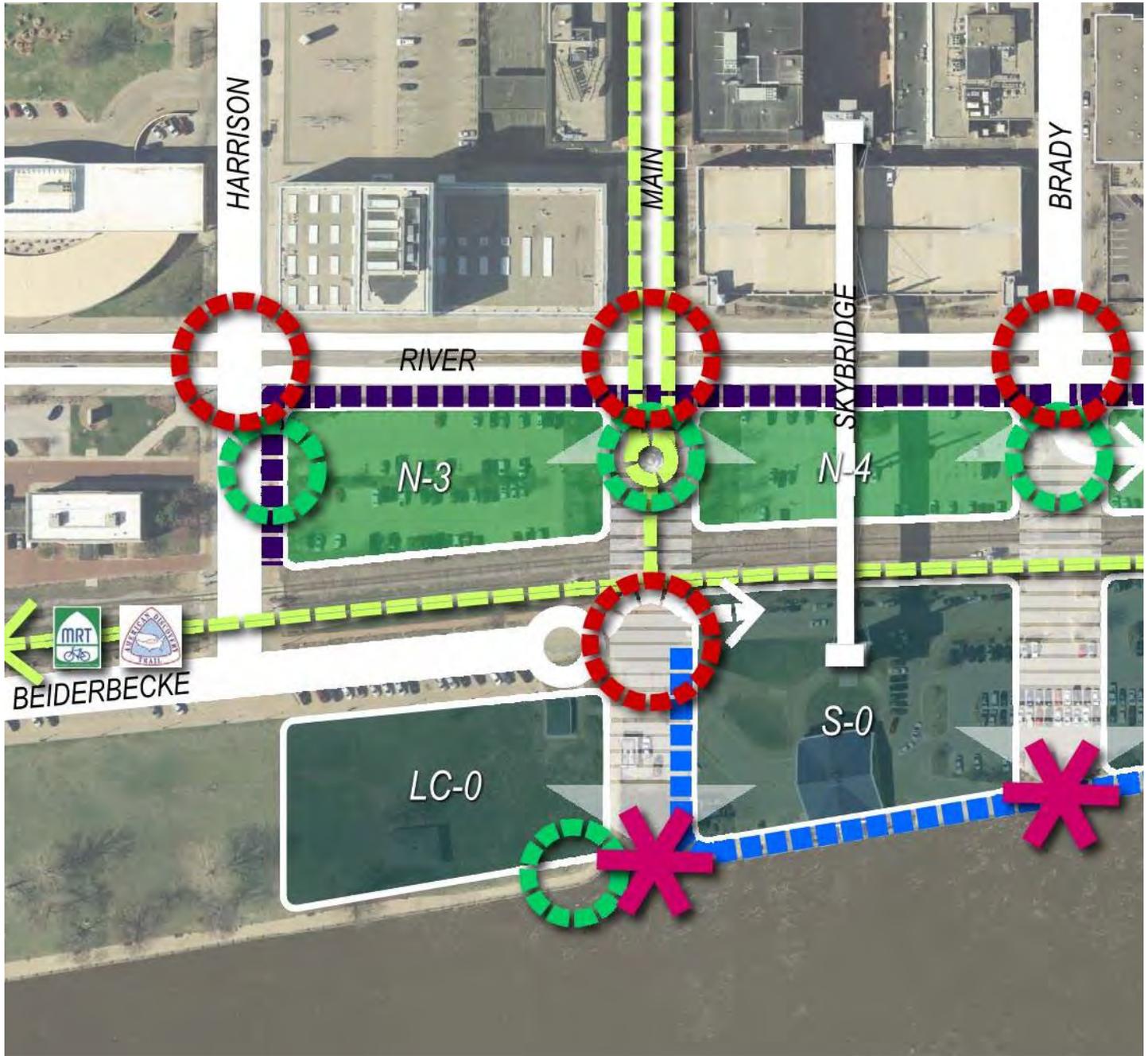


SUMMARY:

The 2014 RiverVision plan, prepared by Hargraves and Associates, outlines the direction by which the riverfront's improvements will be guided. This is ultimately the program, not necessarily exactly how the site would be developed. But it's worth noting there is an emphasis on connecting to the river,

creating a destination at the end of the Skybridge, creating a sculpture park next to the Figge and adding gardens and parking east of Brady Plaza. Other efforts within the RiverVision plan include reconnecting Main Street to the water and adding a pier that would project into the river.

MASTER PLAN FRAMEWORK



from City of Davenport



SUMMARY:

The Master Plan framework, produced by the City of Davenport, is designed to connect downtown to the Mississippi river. It has been broken into two distinct areas, bisected by the railroad tracks. One area, noted by N-3 through N-6, is north of the tracks; the other area (S-0 through S-2) is south. Woven

throughout, there is a strong emphasis on creating a destination along the river's edge and using these various "rooms" to draw people to the riverfront. There is a connection to the trail network and the defining edges are River Drive to the north and the Mississippi River to the south.

FLOODPLAIN



Hargraves and Associates
(to be updated)

100-year flood plain

SUMMARY:

The flooding diagram illustrates that, due to the lack of a flood wall, much of the site will inevitably flood. Therefore all of the improvements created for this site must be designed to accommodate the inundation of water.

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Public Input

ENGAGING THE PUBLIC

OVERVIEW

The Design Guidelines have been developed to move the 2017 RiverVision Plan forward into implementation, guiding the look, fit and finish of the Riverfront. That plan, along with the Urban Framework plan assembled by the City of Davenport, were the joint basis from which the project advanced. Additionally the strategic direction, based on stakeholder input, helped guide the choice of furnishings outlined in the next chapter.

RDG
RIVERFRONT DESIGN GUIDELINES

Davenport Riverfront Design Guidelines - Project Schedule
August 21, 2017

Core Group: City Staff + Design Team
Steering Committee: City Staff + Design Team + Others

Discover

Core Group Meeting #1
September 11, 2017 10 AM

- Review Project Objectives, Supporting Materials
- Key Measures of Success
- Review Riverfront

Strategic Baseline / Interviews / Site Recon
September 11, 2017 12PM - 5PM
September 12, 2017 9AM - 5PM

- Conduct 1 on 1 Interviews
- Inventory Existing Materials / Furnishings (Task 2.1)
- Gather site data for diagrams (notes, photos, etc)

Project Kick Off Meeting #1
September 26, 2017 10:00 AM

- Review Emerging Themes (Task 3.1)
- Identify Project Objectives (Task 1.1)
- Review Analysis (Task 2.2)
- Review Riverfront

Core Group Meeting #2
October 3, 2017 10:00 AM

- Final Inventory / Assessment
- Final Concepts
- Final
- Brain
- Disc
- Set

Core Group Meeting #3
October 10, 2017 10:00 AM

- Review proposed Themes
- Review Draft material and furnishings packages
- Set out Tweet Boxes

Synthesize

Public Input Meeting
October 26, 2017 4:30 - 6:30PM

- Large Display Boards
- Tweet Boxes
- Personal Conversations
- Get Social Media Campaign

Public Input Meeting (Set up by City Staff During Parade)
October 28, 2017 1:30

- Large Display Boards
- Tweet Boxes

Core Group Meeting #4 (Webinar)
October 30, 2017 10:00 AM

- Review Feedback from Public Meeting
- Review Cost Range
- Confirm Recommended Theme / Package

Steering Committee Meeting #3
November 14, 2017 10:00 AM

- Review Feedback from Public Meeting
- Confirm Cost Range
- Confirm Recommended Theme / Package
- Review outline of Design Standards Document

Core Group Meeting #5
November 28, 2017 10:00 AM

- Review Draft Standards Document

City Council Meeting (Briefing)
December 5 or 12, 2017 5:30 PM

- Share Draft Standards Document

Core Group Meeting #6
December 21, 2017 10:00 AM

- Share final Standards Document

Standards Adopted
January 2018

RDG Public Engagement Guidelines

Following a site visit and assessment to review the site, the program and the context, an open house event was scheduled for which a press release was distributed to the city's publicity channels, including its Facebook page.

The public was effectively engaged in the process via a number of novel strategies, including "tweet boxes," stations along the riverfront where pedestrians could weigh in on the design standards.

The Facebook page received a significant response—word of the event reached over 4,700 people through the event page, 150 of whom interacted with the page.

The open house attracted 75 people who shared their comments and feedback on which furnishing lines they preferred.



"Tweet" box and sign

KEY TAKEAWAYS

Design Standards Summary

- Feedback received was overwhelmingly positive. People agreed that the aesthetic of this area should blend historic and contemporary features.
- People agreed that this park should be a Midwest destination that complements downtown.
- **Voting between the overall themes was split almost equally.** Several comments were made that a combination of the two themes would be desired.
- Consider specifying elements that are customized for Davenport.
- People like the color palette and its relation to existing materials in the area.

"Design seating that is unique to Davenport (trademark)!"

"Red should be dominant to tie into city, so we look like one city through different areas"

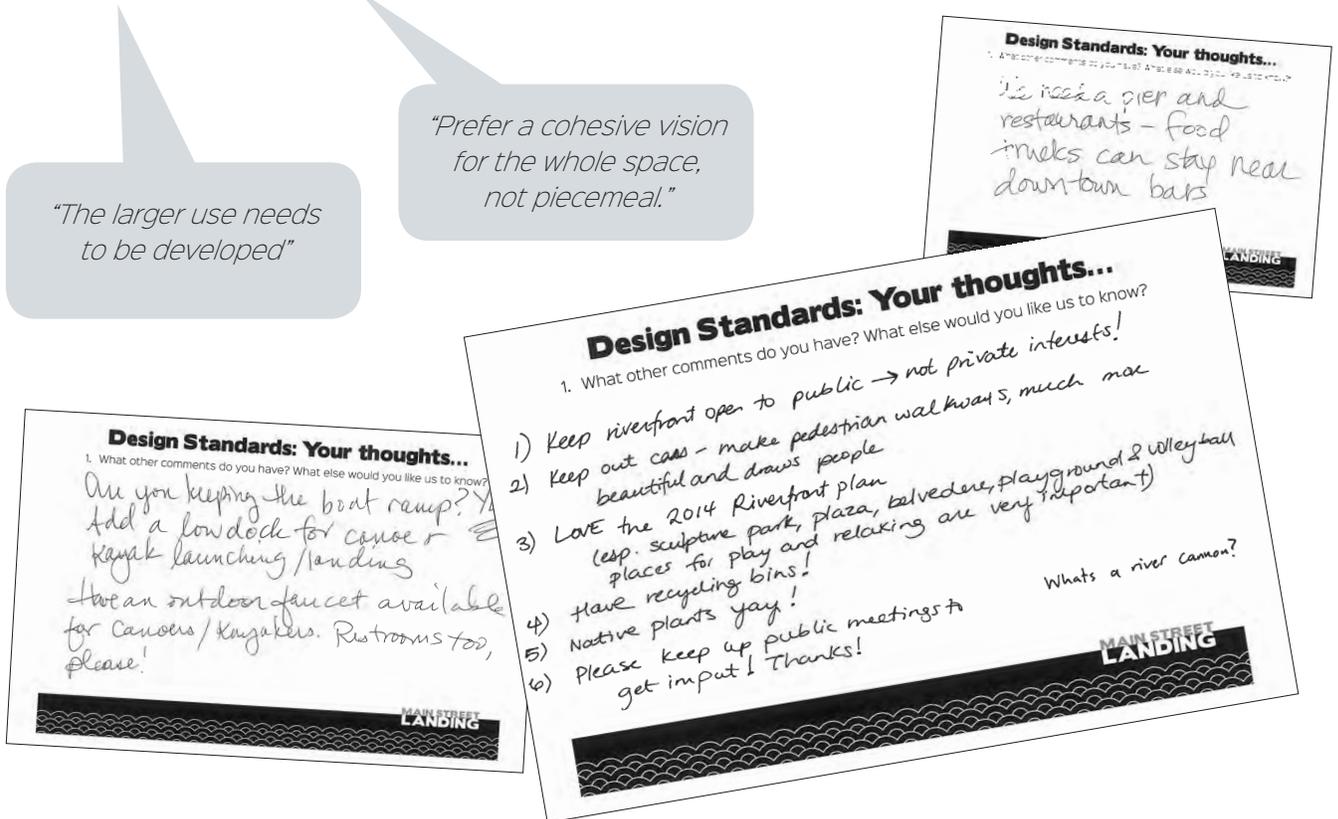
"Love the warmth of the colors"

Concerns

- People are interested in learning more about master plan updates and programming. Some expressed **concern that design standards are being selected before the master plan is updated.**

"The larger use needs to be developed"

"Prefer a cohesive vision for the whole space, not piecemeal."







Design Guidelines

OVERVIEW

Located where the Mississippi flows from East to West, Main Street Landing is being redeveloped into a premiere destination within Downtown Davenport. Visions for the Riverfront are significant - world class playgrounds, integrated art and water access will play a significant role in creating an active Riverfront.

The design standards have been developed to help unify the site, enhance the vision, and fulfill the objectives of the master plan. These standards will apply to all public spaces, including those that may be operated by private entities.

Considerations for the selected materials were chosen based on a theme of "integrating the new with the old" by using a combination of contemporary pieces, juxtaposed against materials that are indicative of the Riverfront's history.

The selection of these elements was guided by three primary factors:

- **Flooding:** The elements chosen must be able to withstand periodic inundation of floodwaters, easily cleaned and without excessive crevices for debris to collect.
- **Uniformity:** The standards must convey a sense of uniformity, creating a look that works with the site's context.
- **Sustainability:** The standards must be fabricated with sound, long lasting materials that can stand the test of time.



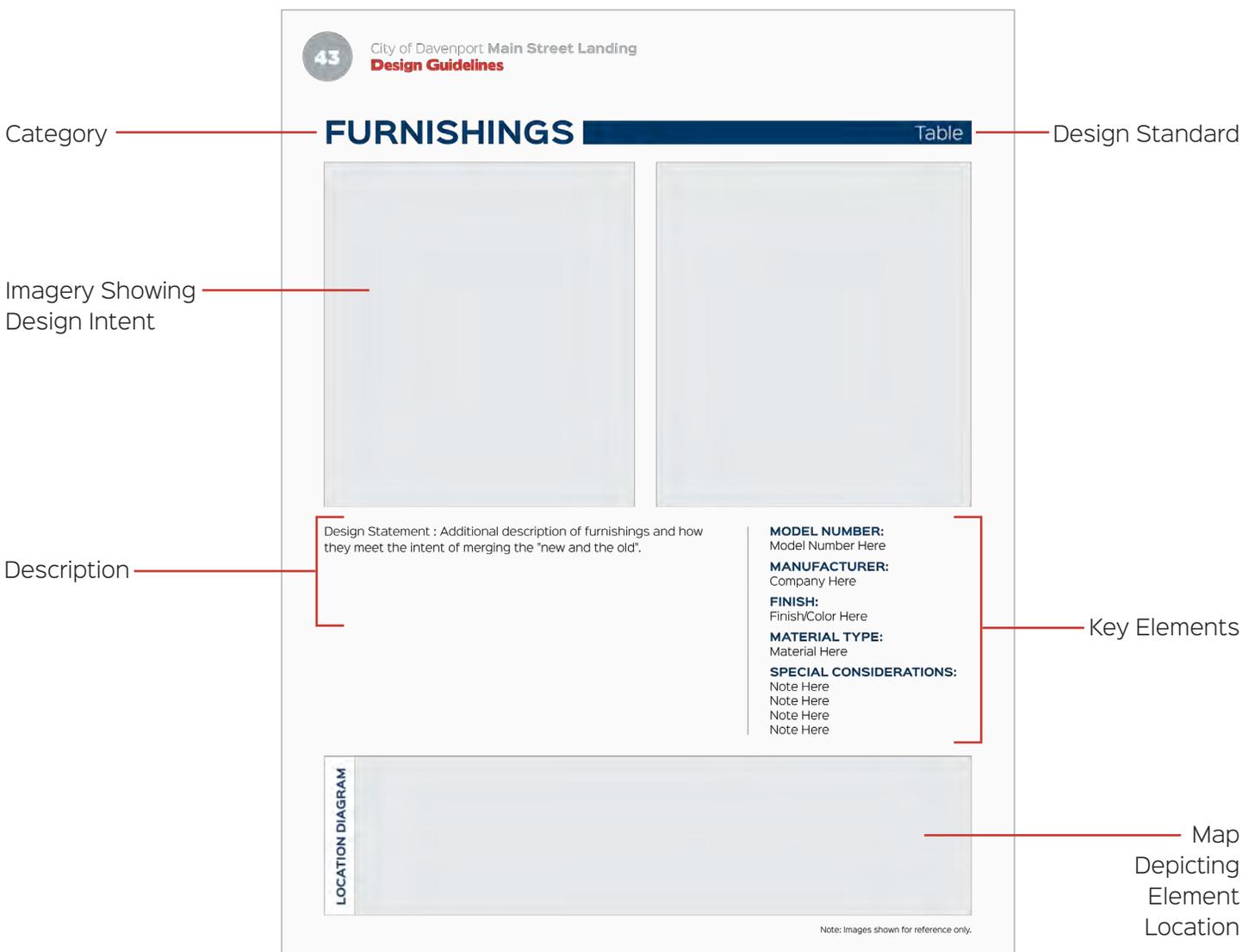
FURNISHINGS

BUILT FORM

The following design guidelines are intended to provide a family of furnishings, lighting, materials, and planting palettes to create a cohesive brand for Davenport's Main Street Landing. The selections use similar forms, materials, colors, and textures to combine the historic feel of Davenport's current

forms with contemporary styles. This vision to integrate the "new with the old" can be used as a foundation for decision making. Using these guidelines will ensure that the riverfront will fit within the larger context of Davenport while still creating a new and exciting destination.

HOW TO USE THE DESIGN GUIDELINES



FURNISHINGS

Benches



DESIGN STATEMENT: Blends historic form with contemporary character. Designed with clean lines and organic curves.

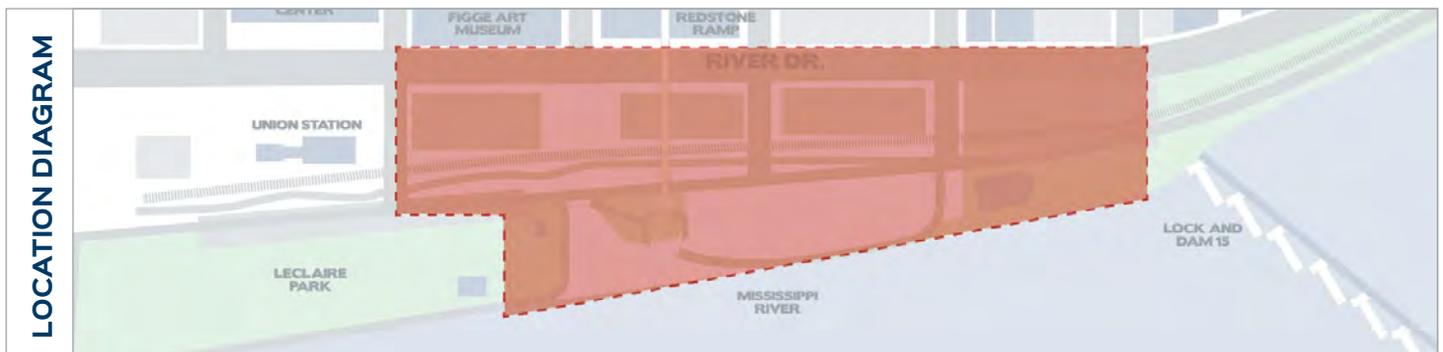
MODEL NUMBER:
Parc Vue Bench

MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Powdercoated Steel

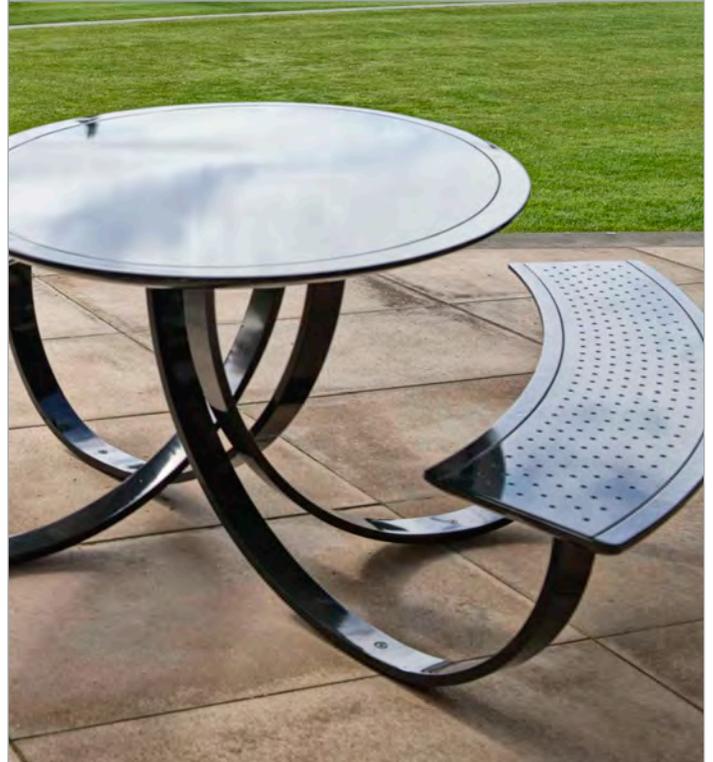
SPECIAL CONSIDERATIONS:
72" Long Backed with Arms
72" Long Backless



Note: Images shown for reference only.

FURNISHINGS

Fixed Table and Seating



DESIGN STATEMENT: Clean oval table top with graceful curved legs supporting twin benches.

MODEL NUMBER:

Charlie Table

MANUFACTURER:

Landscape Forms

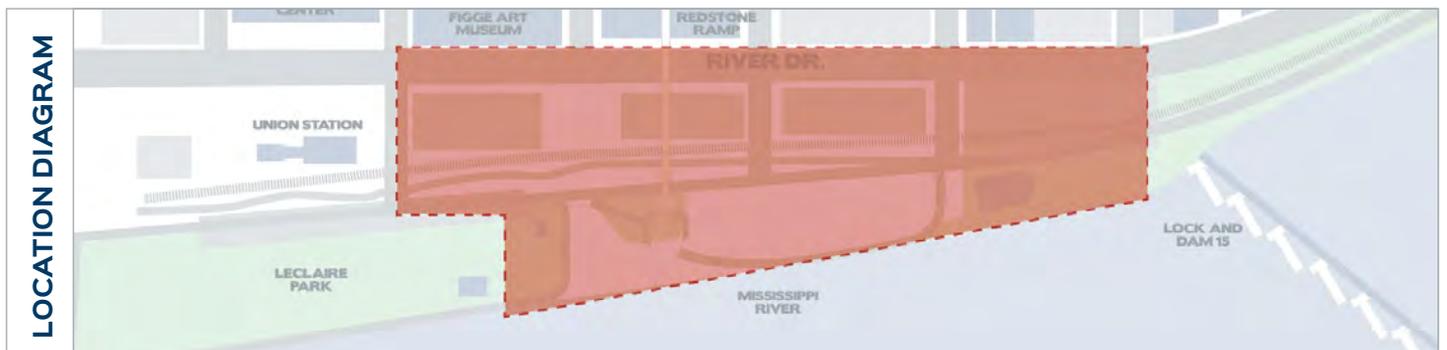
FINISH:

Silver

Powdercoated Steel / Aluminum

SPECIAL CONSIDERATIONS:

67" Table



Note: Images shown for reference only.

FURNISHINGS

Standing Table



DESIGN STATEMENT: A standing height cocktail table with a sleek top, an simple elongated pedestal, and a sturdy base.

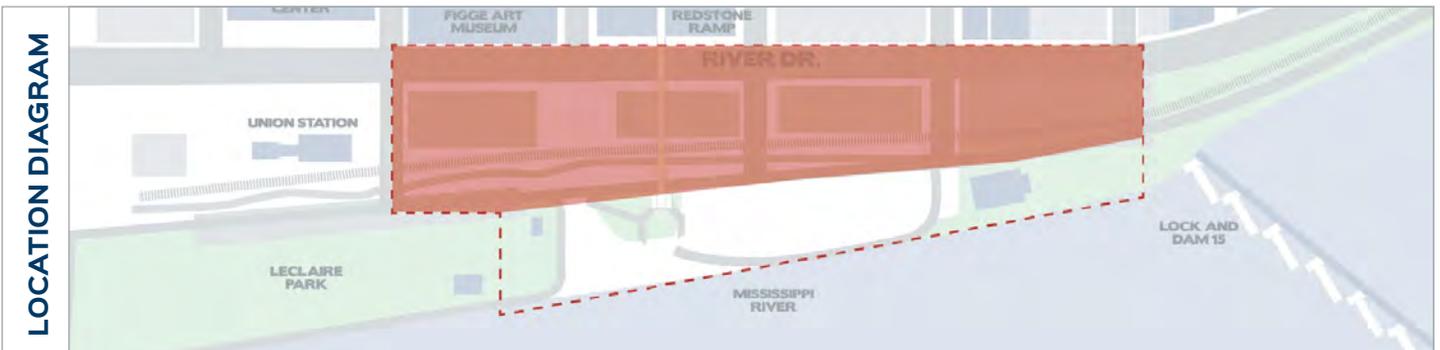
MODEL NUMBER:
Parc Centre Table

MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Powdercoated Steel

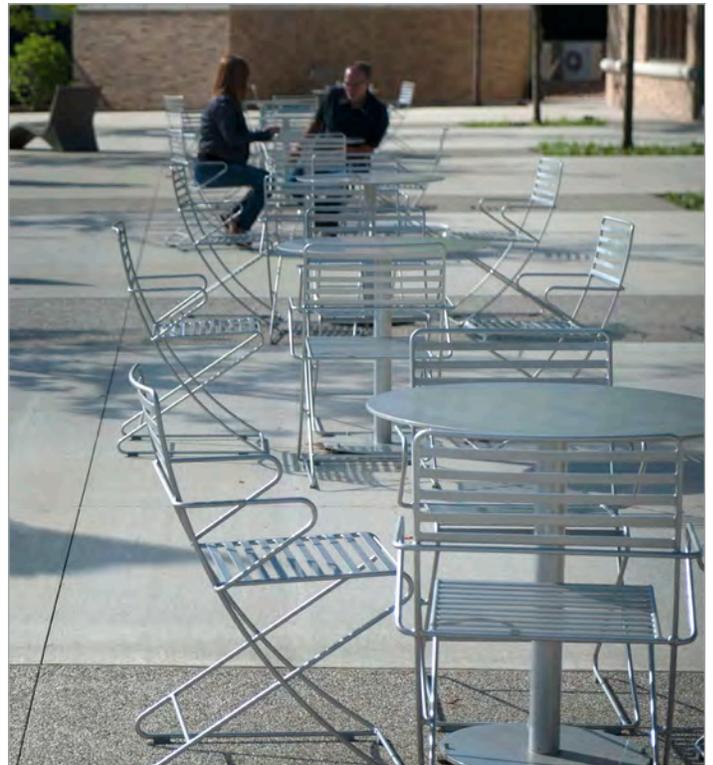
SPECIAL CONSIDERATIONS:
24" Round
42" Standing Height
Freestanding, Adjustable Glides



Note: Images shown for reference only.

FURNISHINGS

Table



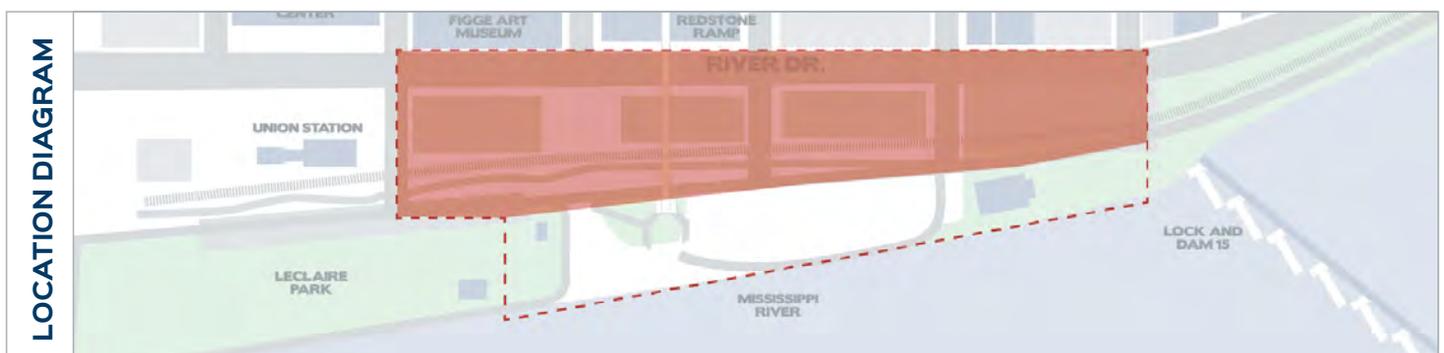
DESIGN STATEMENT: Features a sleek top with a simple, sturdy base; is part of a collection that includes Parc Centre Chair.

MODEL NUMBER:
Parc Centre Table

MANUFACTURER:
Landscape Forms

FINISH:
Silver
Powdercoated Steel

SPECIAL CONSIDERATIONS:
30" round
Freestanding, Adjustable Glides



Note: Images shown for reference only.

FURNISHINGS

Chairs



DESIGN STATEMENT: Designed with clean lines and traditional forms; is part of a collection that includes Parc Centre Table.

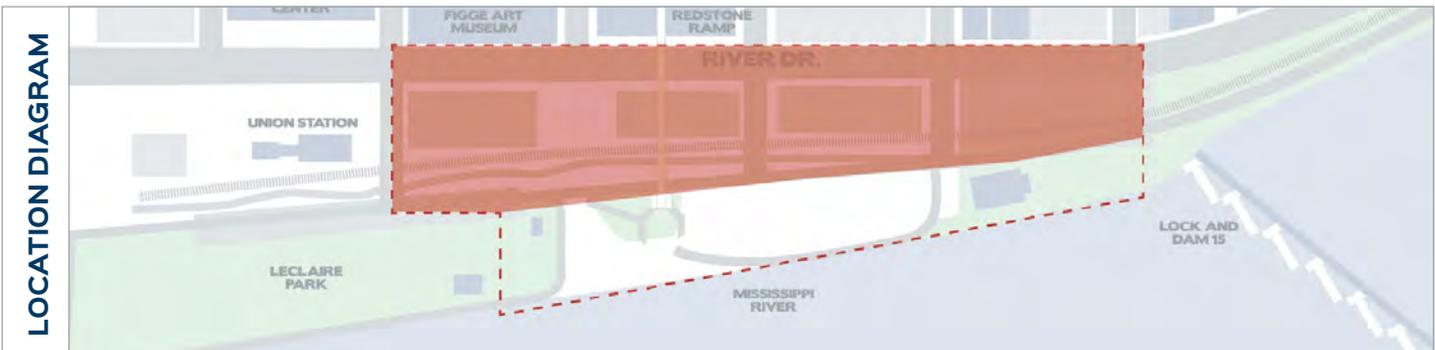
MODEL NUMBER:
Parc Centre Chair

MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Powdercoated Steel

SPECIAL CONSIDERATIONS:
Chair with Arms



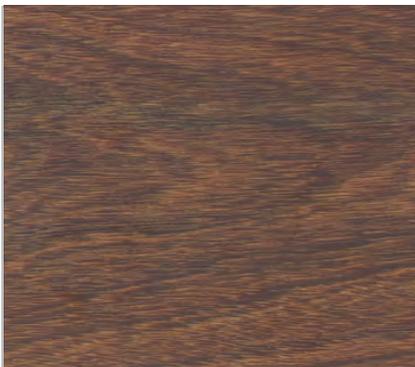
Note: Images shown for reference only.

FURNISHINGS

Lounge Chair



DESIGN STATEMENT: With graceful curves and gentle contours, this lounge chair provides an inviting seating alternative.

**MODEL NUMBER:**

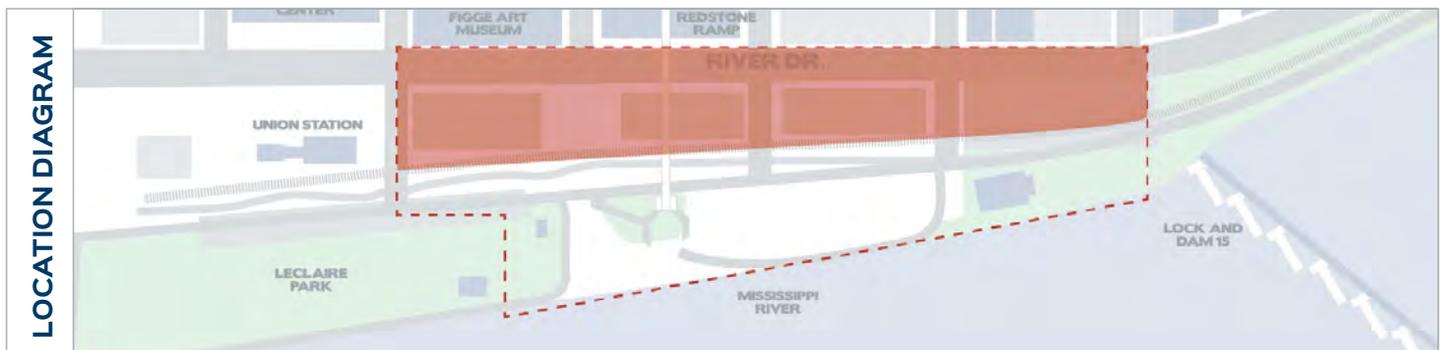
LMCH - Loma Chaise Lounge

MANUFACTURER:

Keystone Ridge Designs

FINISH:

Silver (RAL 9022 Pearl Light Grey)

MATERIAL TYPE:Ipe hardwood
Powdercoated Steel

Note: Images shown for reference only.

FURNISHINGS

Litter & Recycling Containers



DESIGN STATEMENT: Clean lines with traditional vertical slats.



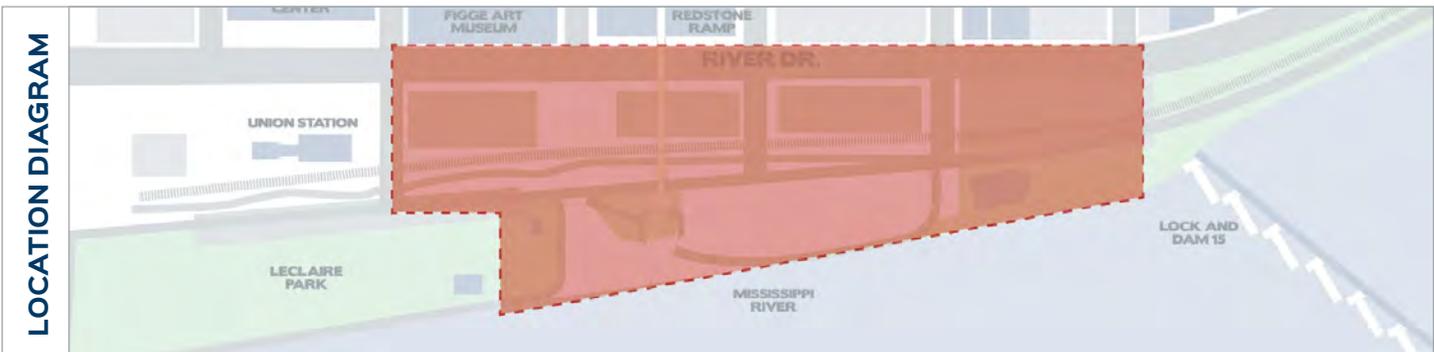
MODEL NUMBER:
Poe Litter Receptacle

MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Extruded Aluminum,
Cast Iron Base

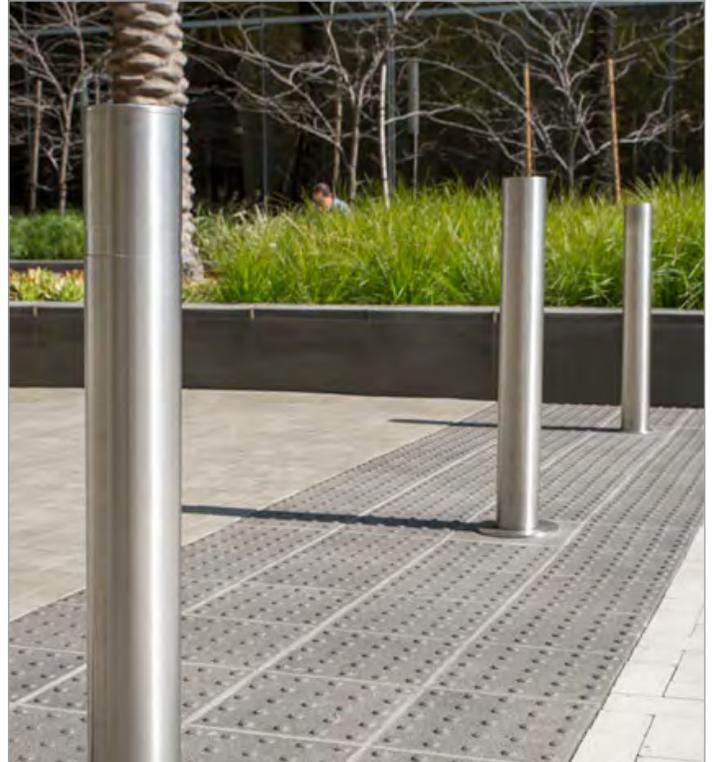
SPECIAL CONSIDERATIONS:
Side Opening (litter)
Side Opening 5" Slot (recycling)
34 Gallon Capacity (all)



Note: Images shown for reference only.

FURNISHINGS

Bollards (non-illuminated)



DESIGN STATEMENT: Simple, versatile design with high quality materials.

Note: Bollard specified is used to signal to drivers that vehicular access is prohibited and is not designed to stop vehicle infringement. If an area in the master plan calls for greater security, a crash rated security bollard should be chosen. Style should match chosen finishes to provide a seamless aesthetic.

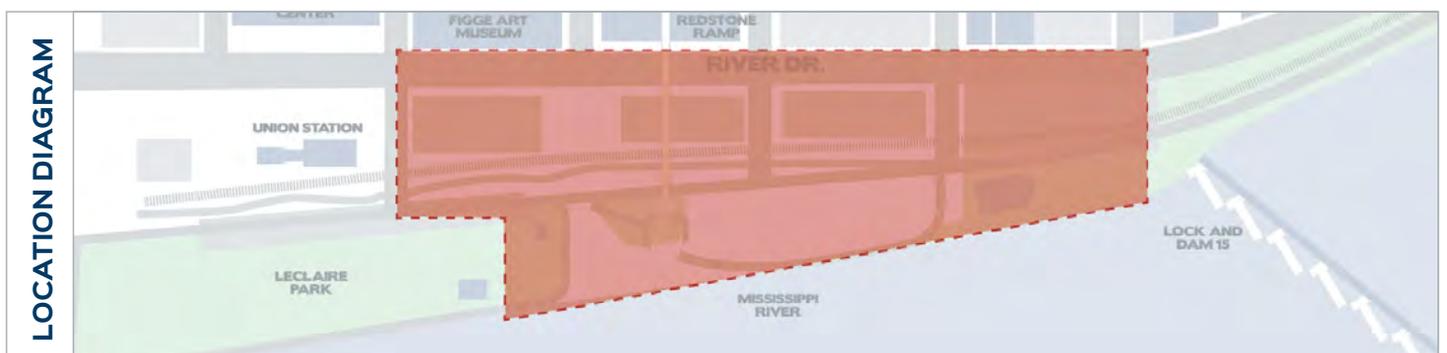
MODEL NUMBER:
R-8471

MANUFACTURER:
Reliance Foundry

FINISH:
Brushed Stainless Steel

MATERIAL TYPE:
316 Stainless Steel

SPECIAL CONSIDERATIONS:
Retractable



Note: Images shown for reference only.

FURNISHINGS

Bike Racks



DESIGN STATEMENT: Sweeping, sculptural bicycle rack that accommodates one or two bikes around its circular form.

MODEL NUMBER:

Loop Bike Rack

MANUFACTURER:

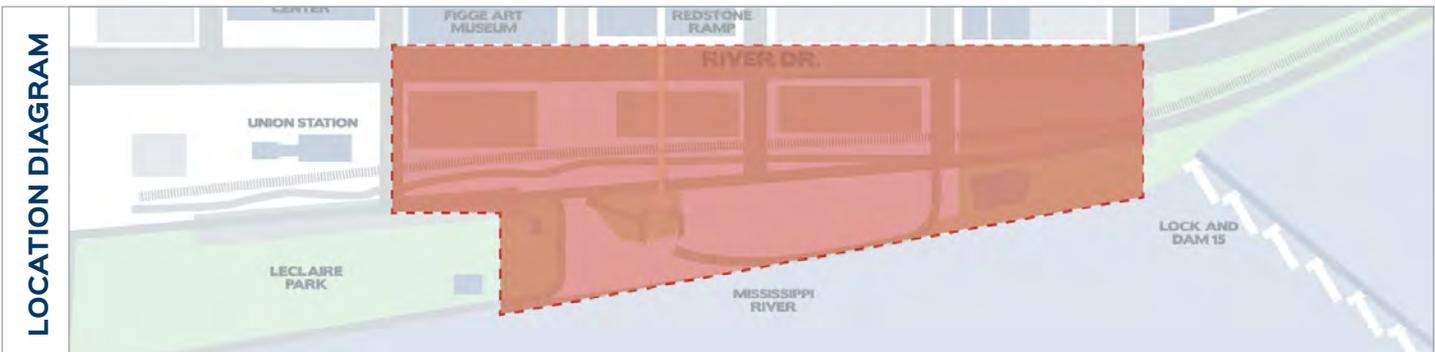
Landscape Forms

FINISH:

Silver

MATERIAL TYPE:

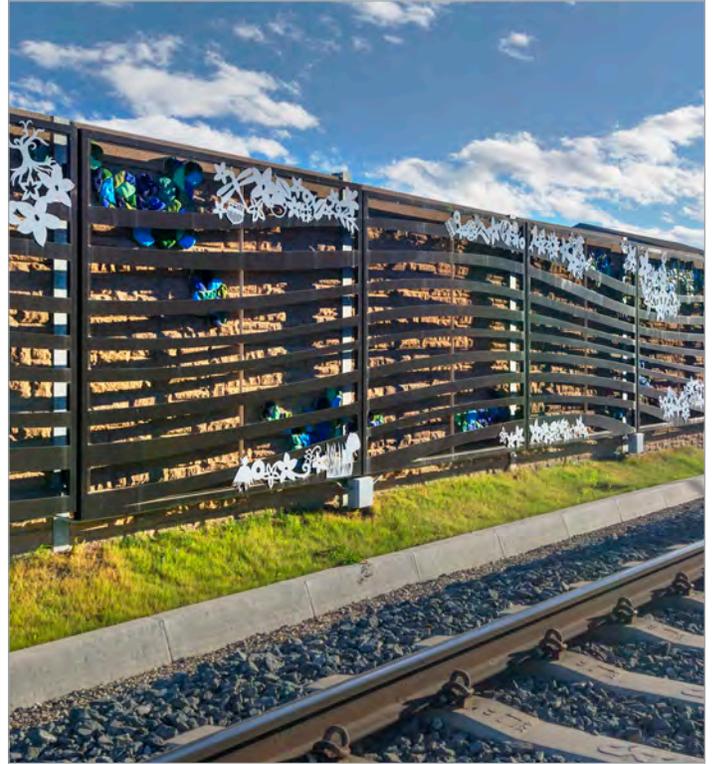
Powdercoated Cast Aluminum



Note: Images shown for reference only.

FURNISHINGS

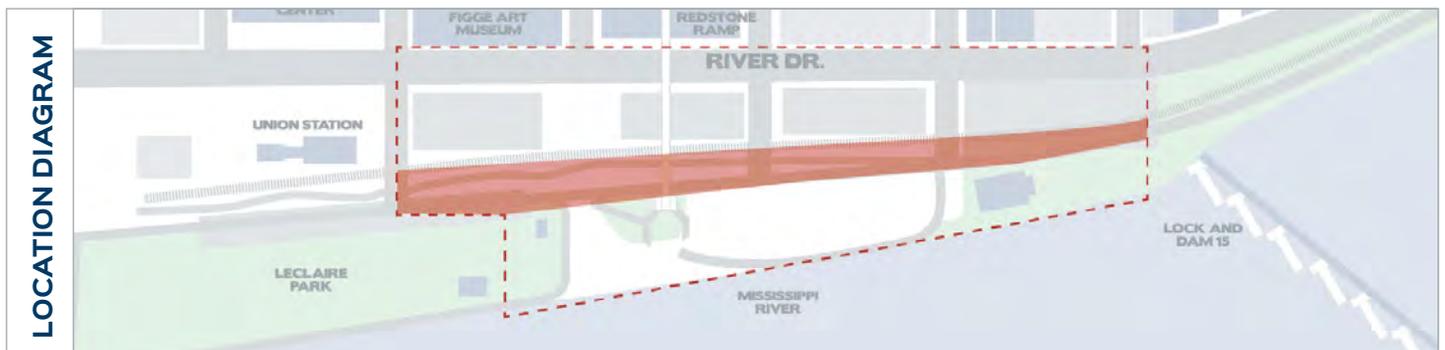
Architectural Screen Wall



DESIGN STATEMENT: A custom fence with integrated art creates an aesthetically pleasing and safe screen along the railroad.

FINISH:
Silver

SPECIAL CONSIDERATIONS:
Custom Artwork
Allow Flood Debris to Flow Through
Maintain Views to River



Note: Images shown for reference only.

FURNISHINGS

Drinking Fountains



DESIGN STATEMENT: Clean, sturdy construction with options for additional features including pet fountain and water bottle refilling.



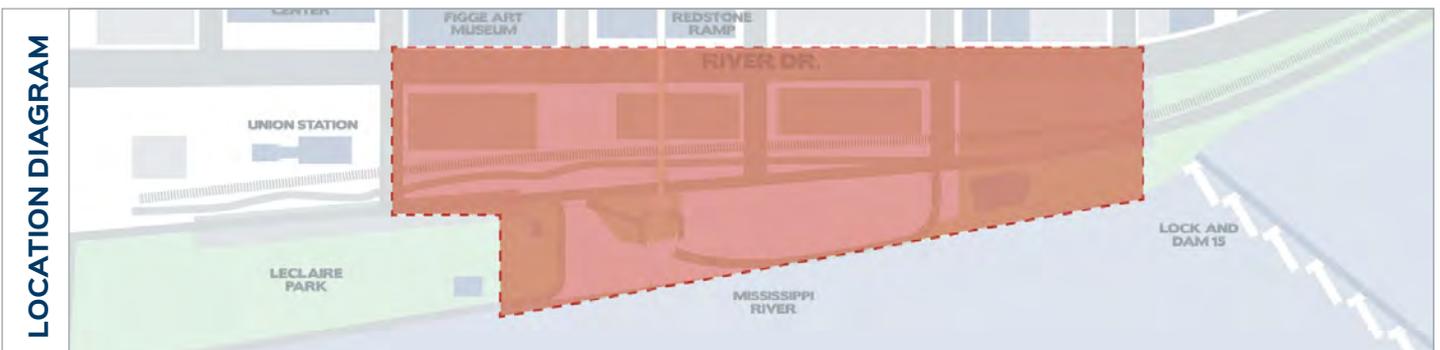
MODEL NUMBER:
440 SMSS

MANUFACTURER:
MDF, Inc.

FINISH:
Silver (RAL 9022 Pearl Light Grey)

MATERIAL TYPE:
Powdercoated Steel

SPECIAL CONSIDERATIONS:
Optional Pet Fountain



Note: Images shown for reference only.

FURNISHINGS

Pet Waste Stations



DESIGN STATEMENT: Solid construction with easy to use system that matches the aesthetics of the other furnishings.

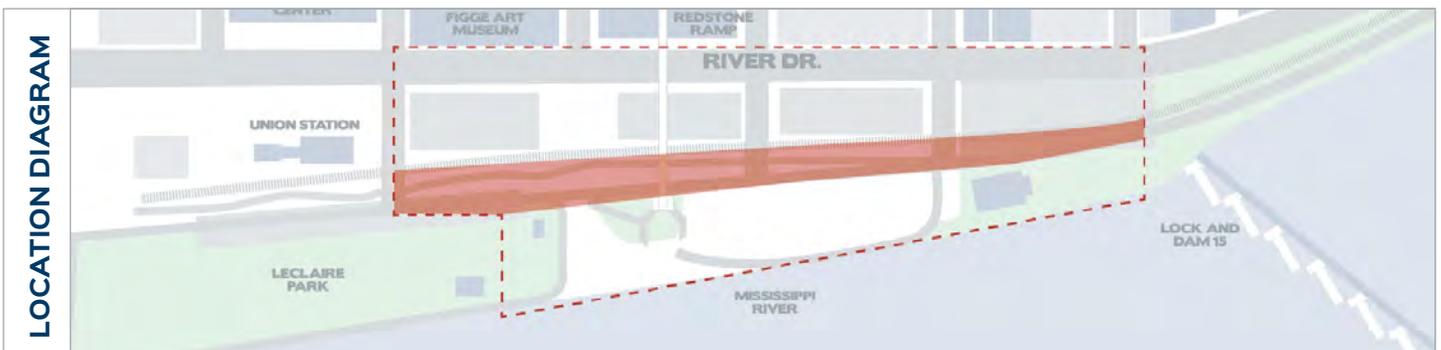
MODEL NUMBER:
CP999-06060-01SC-GRY

MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Steel Panel (litter receptacle)
100% Post Consumer/Industrial
Waste Plastic (dispenser)

SPECIAL CONSIDERATIONS:
SurfacMount



Note: Images shown for reference only.

FURNISHINGS

Emergency Call Box Stations

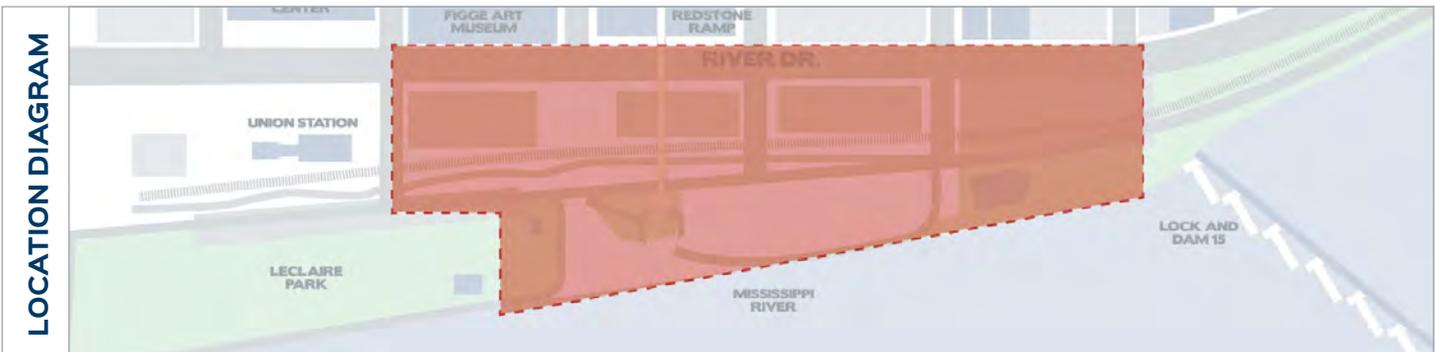


DESIGN STATEMENT: Pedestal phone with blue beacon assists guests who may be stranded, injured, or need help.

MODEL NUMBER:
5' 8" Pedestal 2100-P Series

MANUFACTURER:
Rath Security

FINISH:
White



Note: Images shown for reference only.

OVERVIEW:

The character and fixture type of the lights along the streets and throughout parking areas should complement the historic style of downtown Davenport while creating a new, more modern aesthetic, similar to the Figge Art Museum, for the future Main Street Landing site.

Lighting that projects downward is recommended to reduce light pollution. The fixtures presented use an LED system, which use less wattage than traditional lights. An additional benefit of LED lights is the ability to program the emission of the light based on different conditions. Each of the fixtures has been chosen with consideration of their durability and ability to function in a flood-prone site. Additional lighting styles should be chosen with care, taking into consideration the height and scale of pole, the appearance and style of the fixture, light distribution and photometry, and potential attachments or electrical outlets. Uniform distribution is important in maintaining a safe and secure outdoor environment.

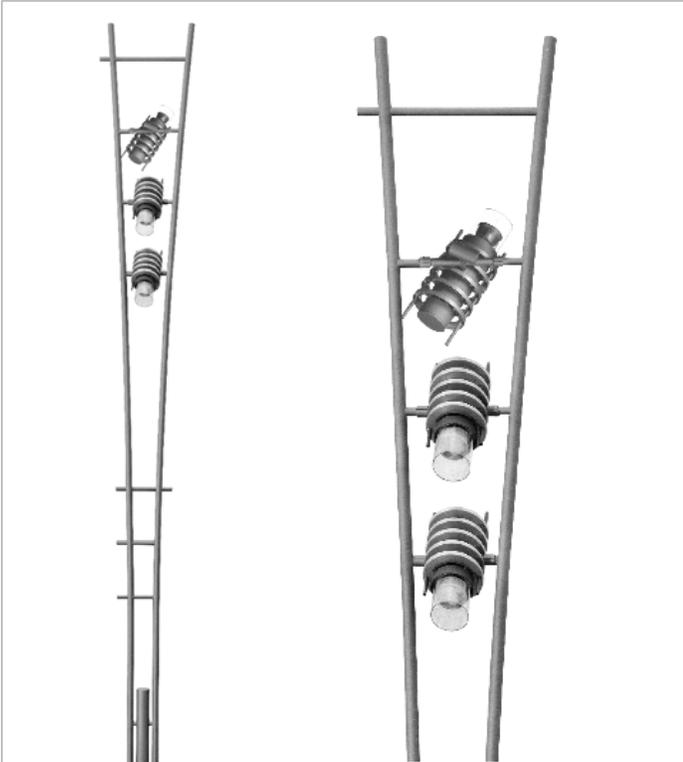
Designing a vibrant public space calls for a lighting system that adds excitement and creates a dynamic atmosphere in the evening. This family of lighting fixtures works to create an artistic and functional lighting system that provides safety and interest to the future site.



LIGHTING

LIGHTING

Parking Lot



DESIGN STATEMENT: A dramatic pole structure with adjustable triple heads provides an artistic and customizable lighting fixture.

L1 Pole | HessAmerica TANELLA II 780 MOD SPOT LIGHTS TN2 / 780-25-GG-EFAB-MOD

Modified Tanella - 25ft tall, accommodation f 3 yoke mount
LumenBeam Large Floods

L1 Luminaires | (3) Lumenpulse LBL-volts-40K-optic-finish

Note: All pole bases shall extend 6" above the adjacent surface with no more than a 2" reveal around the anchor bolt cover.

MODEL NUMBER:

TL1 - LED (Tanella)

MANUFACTURER:

Hess America

FINISH:

Matte Silver Grey Metallic

MATERIAL TYPE:

Seamless Steel Tubing

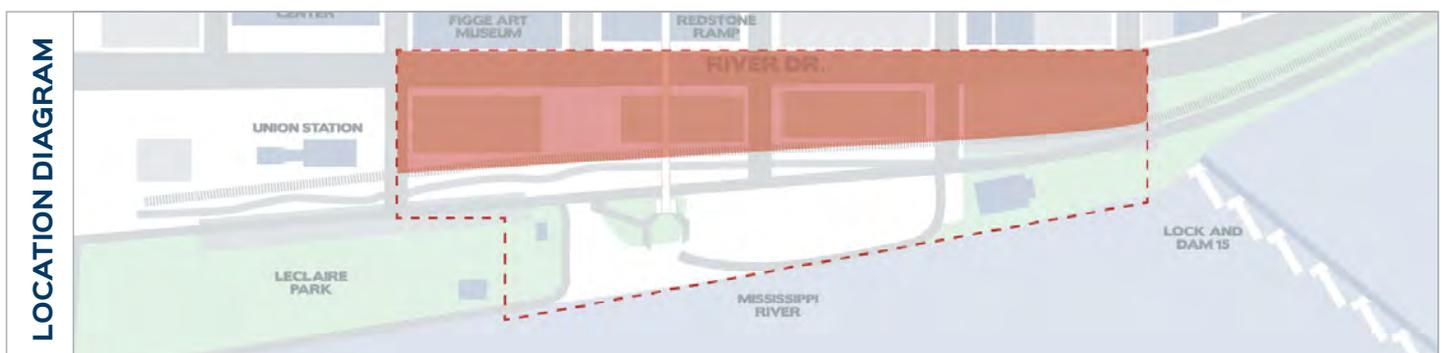
SPECIAL CONSIDERATIONS:

4000K

Custom Height: 25'

Standard Height: 32'

5-year Warranty



Note: Images shown for reference only.

LIGHTING Pedestrian



DESIGN STATEMENT: A simple and graceful fixture that relates to angles of the Skybridge.

L2 Twin Mount | HessAmerica CP810-NW-T5-UNV-B-12RS-GG-DIM

L2A Single Mount | HessAmerica CP810-NW-T5-UNV-A-12RS-GG-DIM

*L2 and L2A provided with 12ft Round Straight Steel Poles

Note: All pole bases shall extend 6" above the adjacent surface with no more than a 2" reveal around the anchor bolt cover.

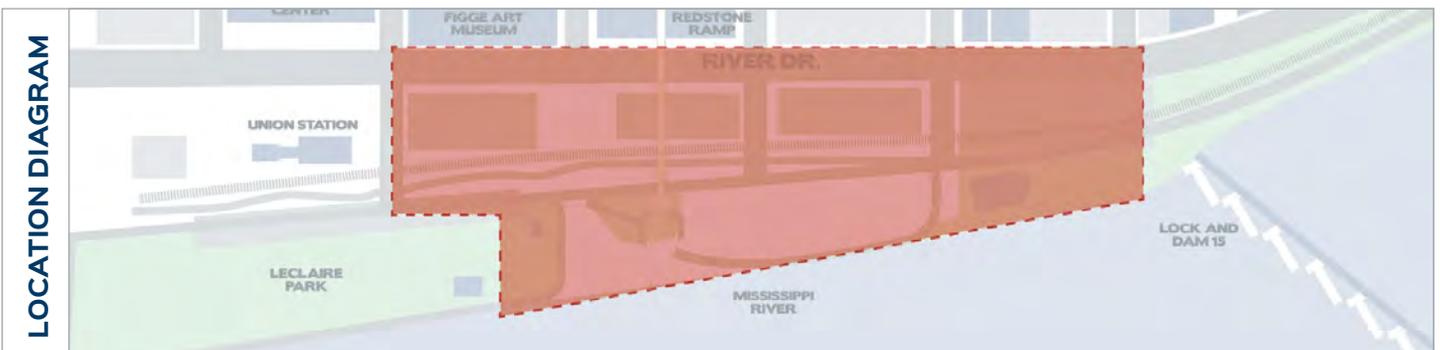
MODEL NUMBER:
CP810 (Campane)

MANUFACTURER:
Hess America

FINISH:
Matte Silver Grey Metallic

MATERIAL TYPE:
Cast Aluminum Housing
Steel Pole

SPECIAL CONSIDERATIONS:
4000K
12' Height
5-year Warranty



Note: Images shown for reference only.

LIGHTING

Bollard



DESIGN STATEMENT: Enhances pedestrian pathways with a clean and simple form. The housing and supportive rods reflect forms of the pedestrian light fixture.

L3 | HessAmerica CE180/P3.5-1LVC-NW-T5-UNV-CR01-GG

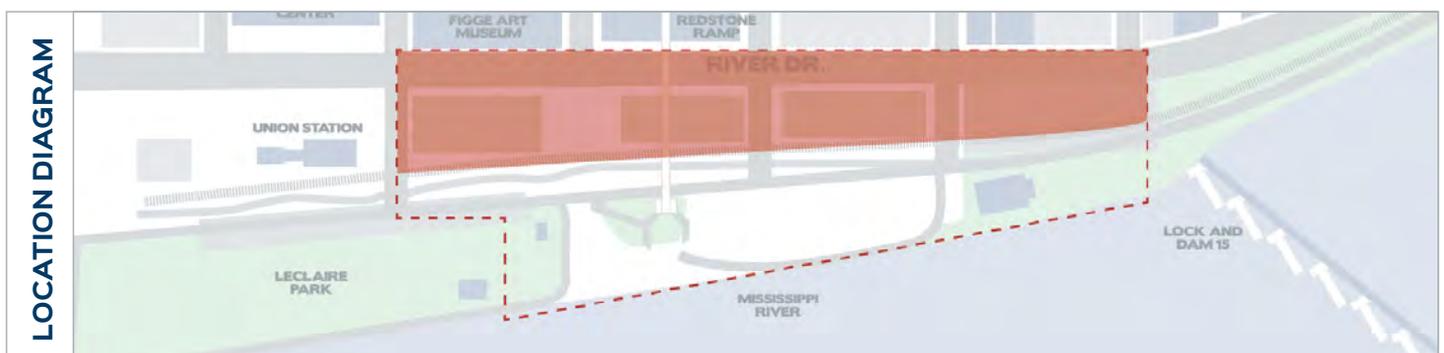
MODEL NUMBER:
CE180 (City Elements)

MANUFACTURER:
Hess America

FINISH:
Matte Silver Grey Metallic

MATERIAL TYPE:
Aluminum

SPECIAL CONSIDERATIONS:
4000K
3.5' Height, 7" Diameter
5-year Warranty



Note: Images shown for reference only.

LIGHTING Accent



DESIGN STATEMENT: A suspended luminaire that reflects the conical forms of the pedestrian lights. Can be used to highlight unique gathering spaces.

L4 Luminaire | Hess America PEN380-LED-NW-SYM-UNV-X-GG

L4 Pole | Lytepoles 401-5007-25

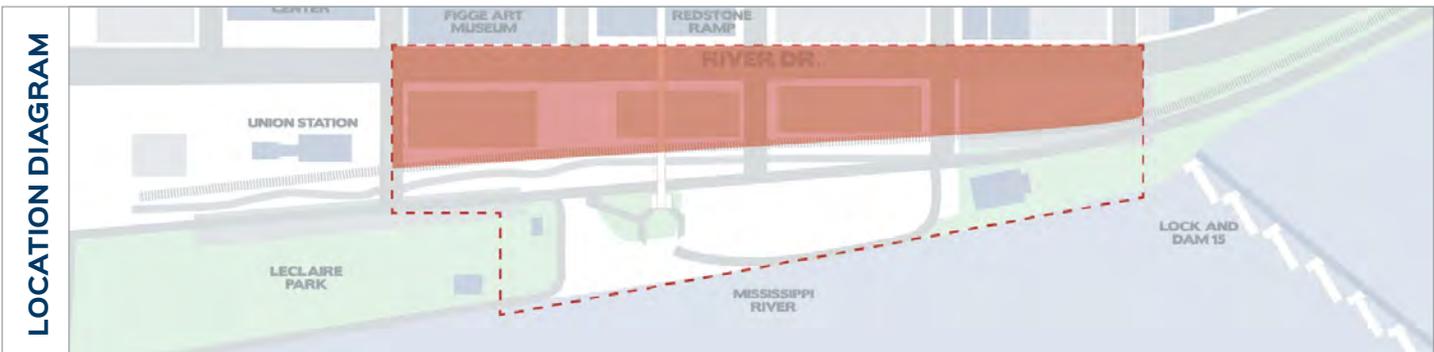
**Note: Structural engineer shall review and sign off on all catenary lighting systems.*

MODEL NUMBER:
PEN380 (Pendo)

MANUFACTURER:
Hess America

FINISH:
Matte Silver Grey Metallic

SPECIAL CONSIDERATIONS:
4000K
25' Straight Steel Pole*
1/2" Stainless Steel Cable
5 year warranty



Note: Images shown for reference only.

OVERVIEW:

A prime purpose of signage is to effectively communicate the City's "brand" while addressing wayfinding. Signs must rely on communication sensory clues, delivered, in this case, through visual elements. A successful sign system is measured by the ease with which one proceeds and is facilitated through an environment from one point of interest to another. Wayfinding systems should reassure users, reinforce the brand, create a welcoming and enjoyable environment and, ideally, provide answers to potential questions before users have to ask for assistance.

A successful wayfinding system should provide information for users to:

- Identify their location within a space.
- Reinforce they are traveling in the right direction.
- Orient themselves within space by way of maps.
- Understand the location and any potential hazards.
- Identify their destination on arrival.

Made of metal and concrete, the following family of signs convey an urban palette of flood resilient materials.



SIGNAGE

SIGNAGE

Pedestrian Kiosk

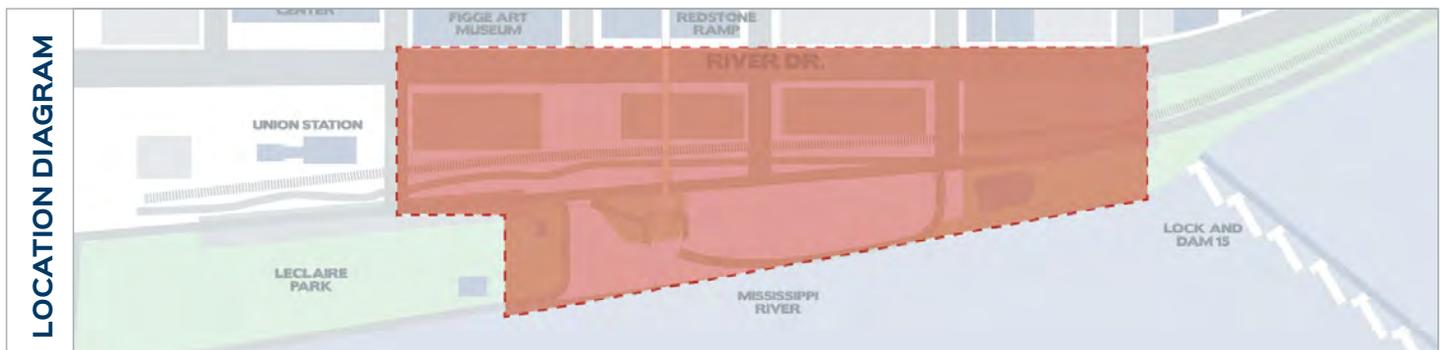
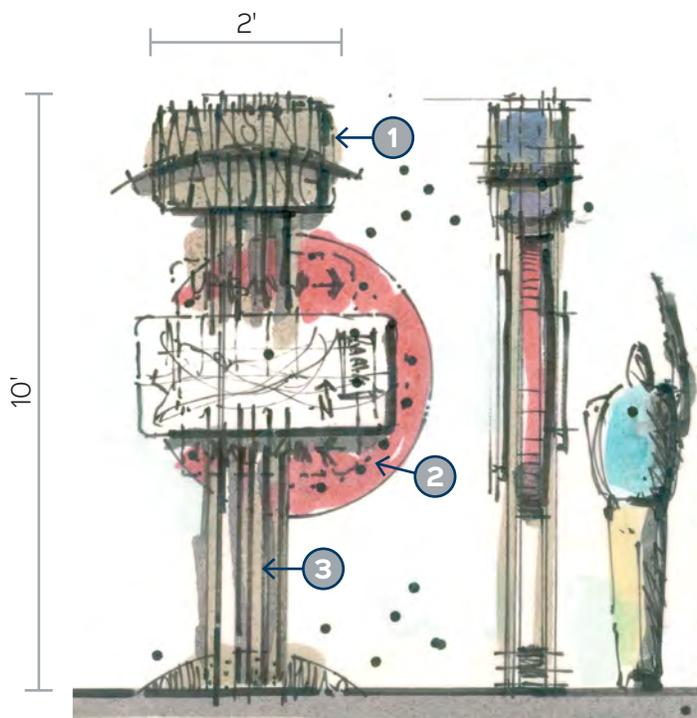
DESIGN STATEMENT:

This sign will orient the user (you are here). It will contain a map of the Main Street Landing and will locate the main elements of the park through the use of a list that is keyed to the map. Composed of metal and polycarbonate plastic, it will be double sided with LED back-lights and an internally lit map. All metal components will be a natural metal finish or will be coated with a high-performance industrial coating, or powdercoat finish.

This type of sign will be located at main entrances and other critical pathway crossings.

KEYNOTES:

1. LED backlit channel letters
2. Acrylic panels, internally illuminated
3. Galvanized steel structure



Note: Images shown for reference only.

SIGNAGE Architectural Monument

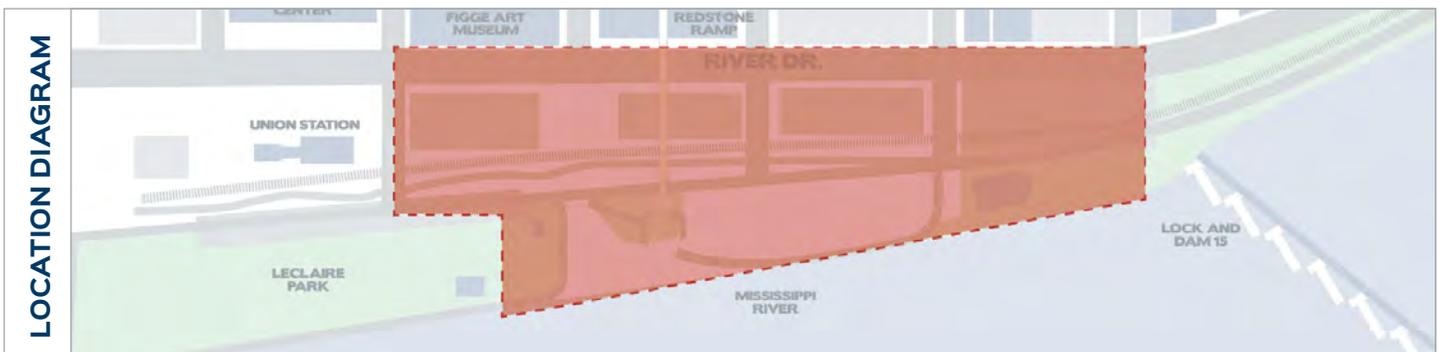
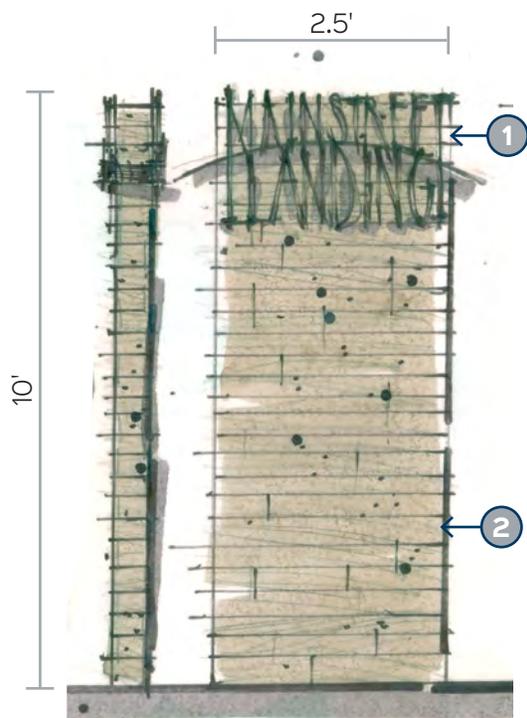
DESIGN STATEMENT:

This is both a pedestrian and vehicular scaled sign. The body of the sign will be composed of board-form concrete with a dimensional metal logo that stands off the sign body and is back-lit with LEDs. All metal components will be a natural metal finish or will be coated with a high-performance industrial coating, or powder coat finish.

This sign will mark secondary entrances to the Main Street Landing and will mark the edges of the park along River Drive.

KEYNOTES:

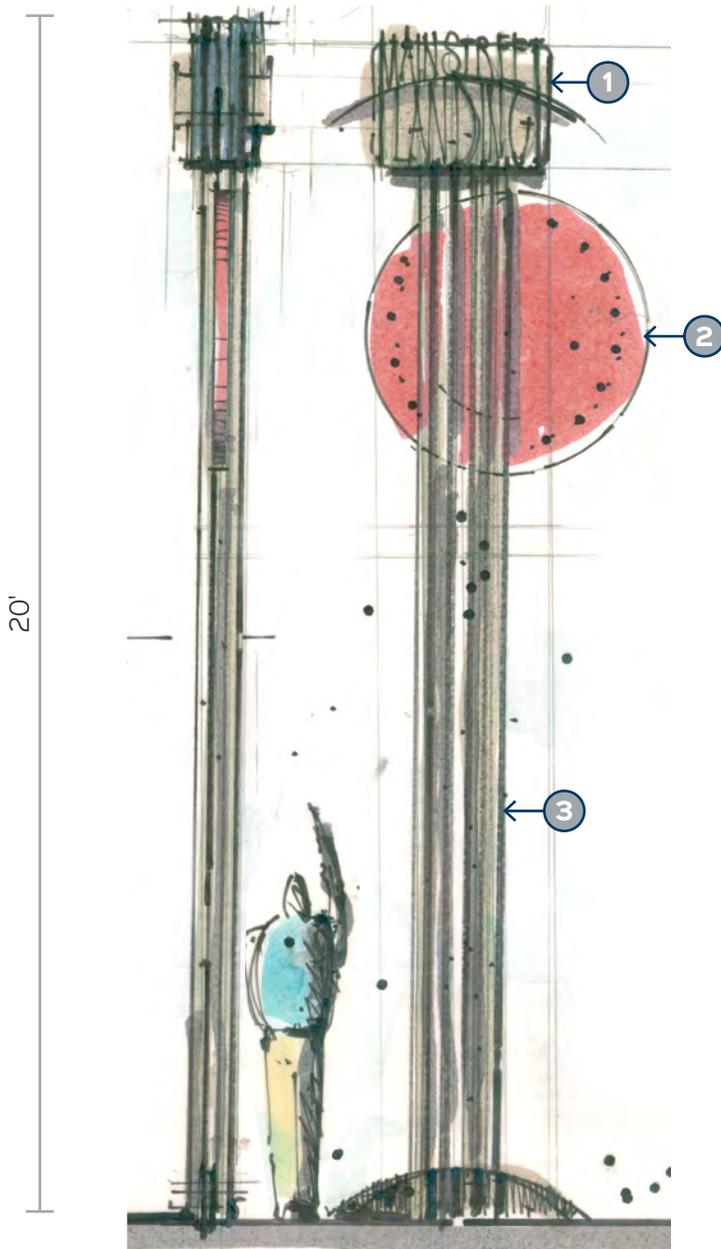
- 1. LED backlit channel letters
- 2. Board formed concrete



Note: Images shown for reference only.

SIGNAGE

Pole Sign

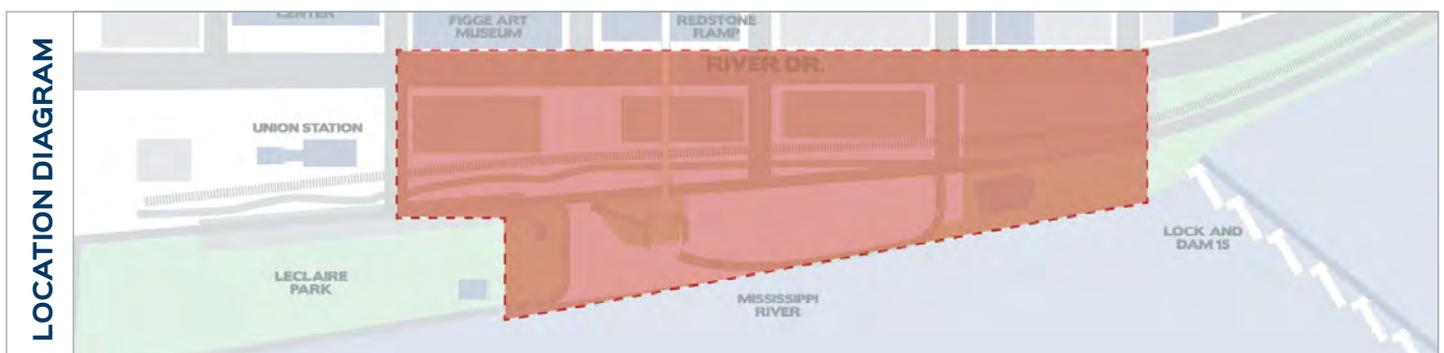
**DESIGN STATEMENT:**

This sign will be used in places that have other elements of similar scale nearby such as buildings, street lights or other tall park objects. The logo and main components of the sign could also be mounted directly to street or area light poles. This metal sign will be composed of natural metal finish or will be coated with a high-performance industrial coating, or powder coat finish.

This sign could mark secondary entrances to the Main Street Landing and will mark the edges of the park along River Drive.

KEYNOTES:

1. LED backlit channel letters
2. Acrylic panels, internally illuminated
3. Galvanized steel structure



Note: Images shown for reference only.

SIGNAGE District & Parking

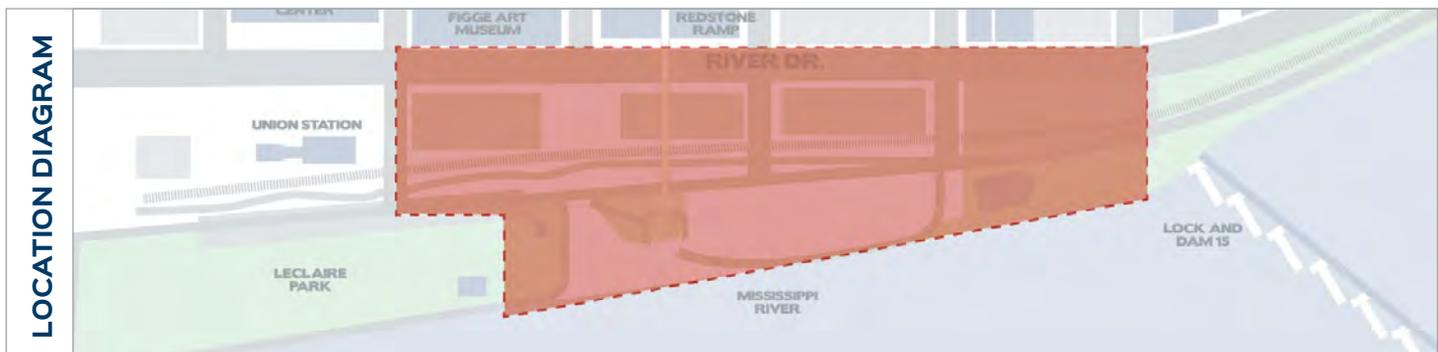
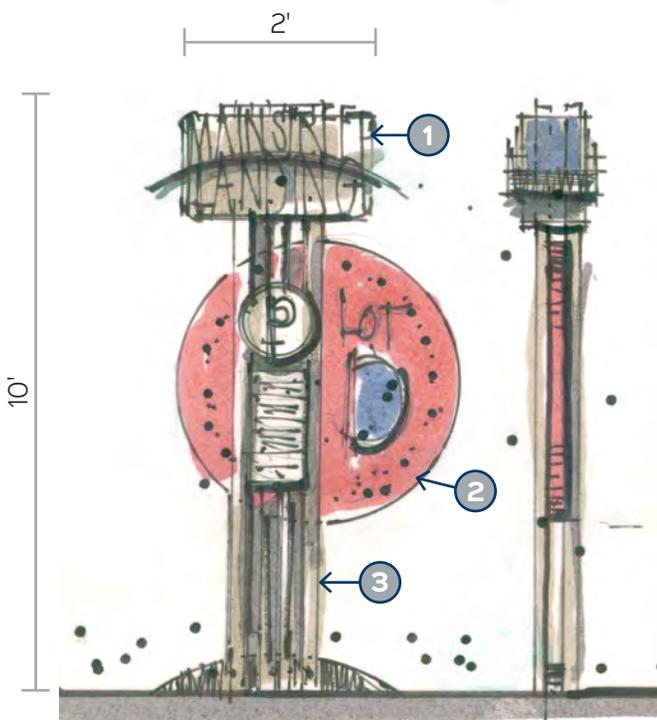
DESIGN STATEMENT:

This sign will be used to mark parking lots and various park districts. This metal sign will be double-sided and be composed of natural metal finish, or will be coated with a high-performance industrial coating, or powder coat finish.

The sign will be used to mark parking lots and various park districts.

KEYNOTES:

1. LED backlit channel letters
2. Acrylic panels, internally illuminated
3. Galvanized steel structure



Note: Images shown for reference only.

SIGNAGE

Building Shingle

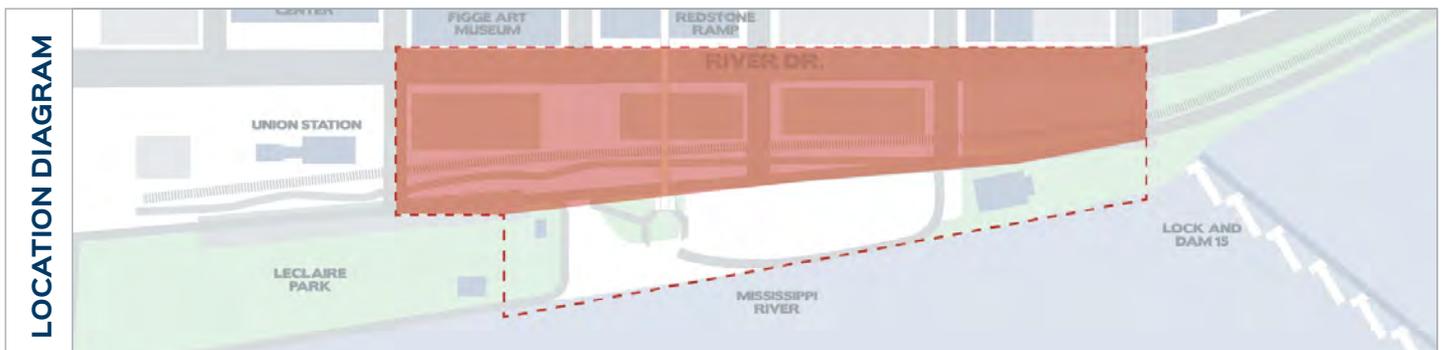
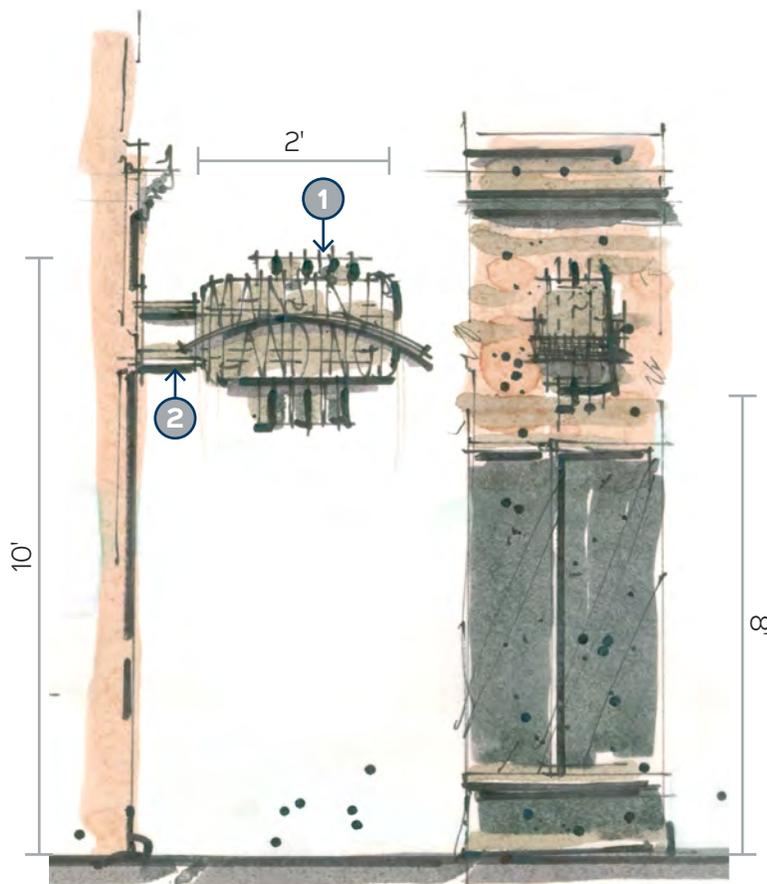
DESIGN STATEMENT:

This metal sign will be double-sided and be composed of natural metal finish, or will be coated with a high-performance industrial coating, or powder coat finish.

The sign will be used on exterior building facades inside or on the edge of the park.

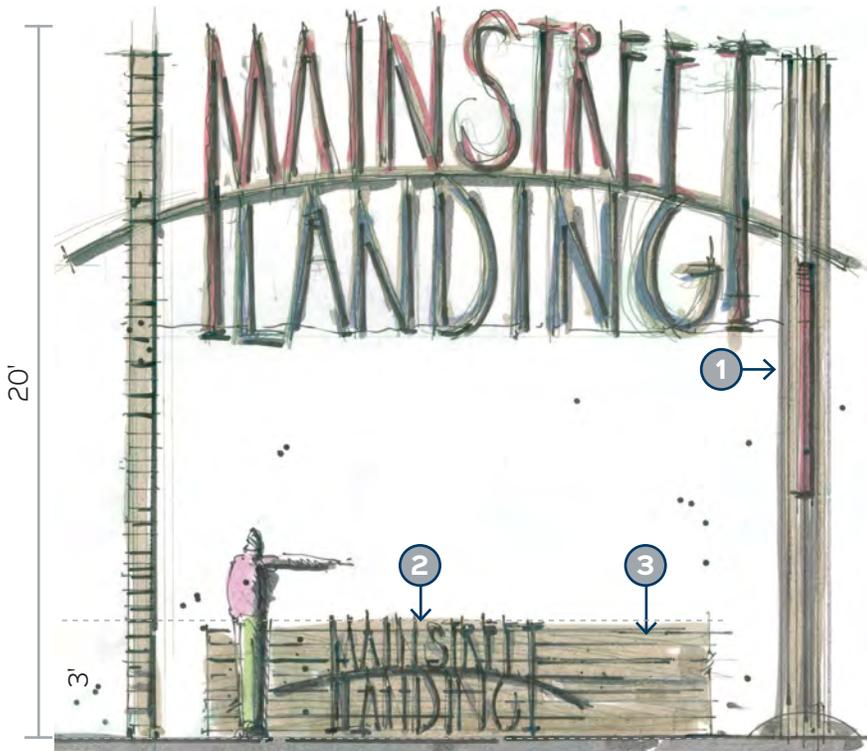
KEYNOTES:

1. LED backlit channel letters
2. Galvanized steel structure



Note: Images shown for reference only.

SIGNAGE Gateway



DESIGN STATEMENT :

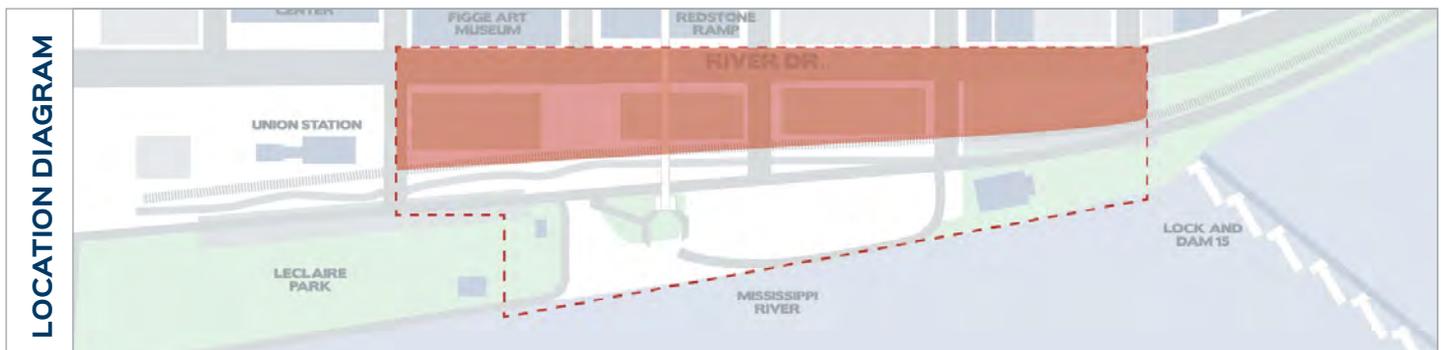
These two signs (together or independently) will be used as the main gateway into the park at the Brady Street Entrance.

The horizontal formatted sign will be composed of board-form concrete with a dimensional metal logo that stands off the sign body and is back-lit with LEDs. This sign will stand along the River Drive ROW.

The larger portal sign is composed of both board-form concrete and metal. All metal components will be a natural metal finish or will be coated with a high-performance industrial coating, or powder coat finish. The sign will be composed of natural metal finish, or will be coated with a high-performance industrial coating, or powder coat finish.

KEYNOTES:

1. Galvanized steel structure
2. LED backlit channel letters
3. Board formed concrete



Note: Images shown for reference only.

OVERVIEW:

Materials chosen for Main Street Landing integrate hints of the community's architectural fabric (namely concrete, brick and steel) into a palette that eloquently "merges the new with the old."

Material selection was based on several key factors including:

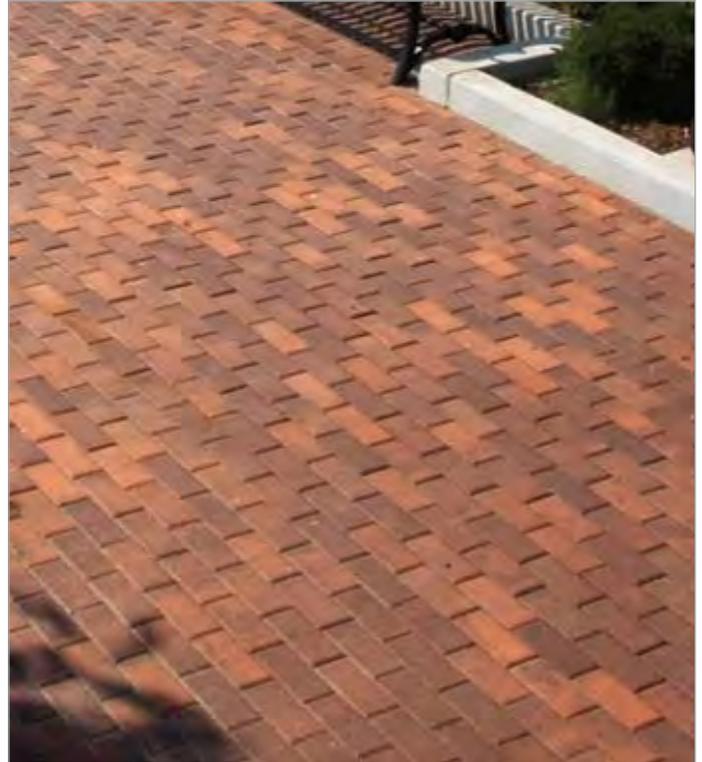
- Design character
- The materials' long term durability
- Long term maintenance
- Ease of clean up after flood events
- Safety and accessibility



MATERIALS

MATERIALS

Unit Paving



DESIGN STATEMENT: Red pavers in traditional finishes and patterns offer a nod to the historic brick streets of this area and a sharp, dynamic contrast to more contemporary furnishings and lights.



MODEL NUMBER:

Holland Premier™

MANUFACTURER:

Unilock

FINISH:

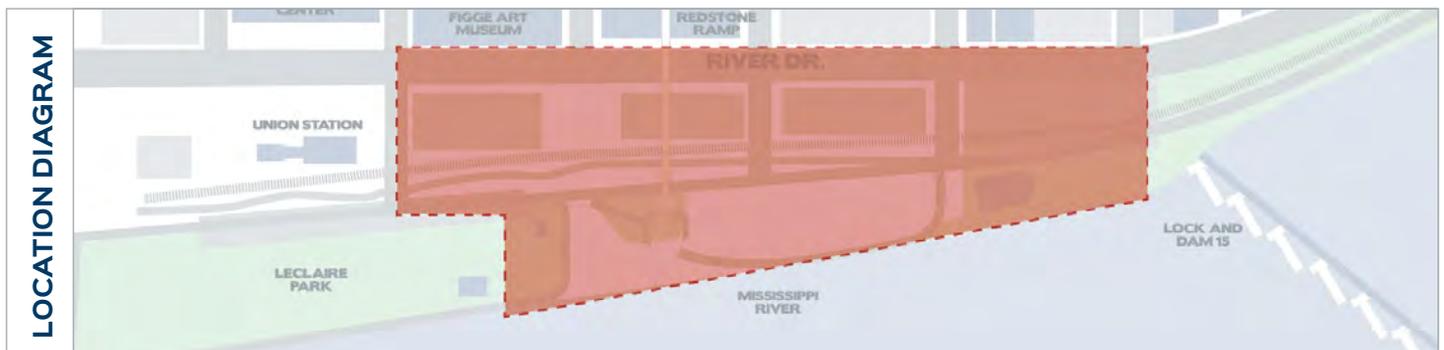
Enduracolor

COLOR:

Charleston

SPECIAL CONSIDERATIONS:

Standard (20 cm x 10 cm x 6 cm)
Hollandstone B Pattern



Note: Images shown for reference only.

MATERIALS Unit Paving - Type 2



DESIGN STATEMENT: Grey pavers with varied finished provide texture and a modern aesthetic in traditional patterns.

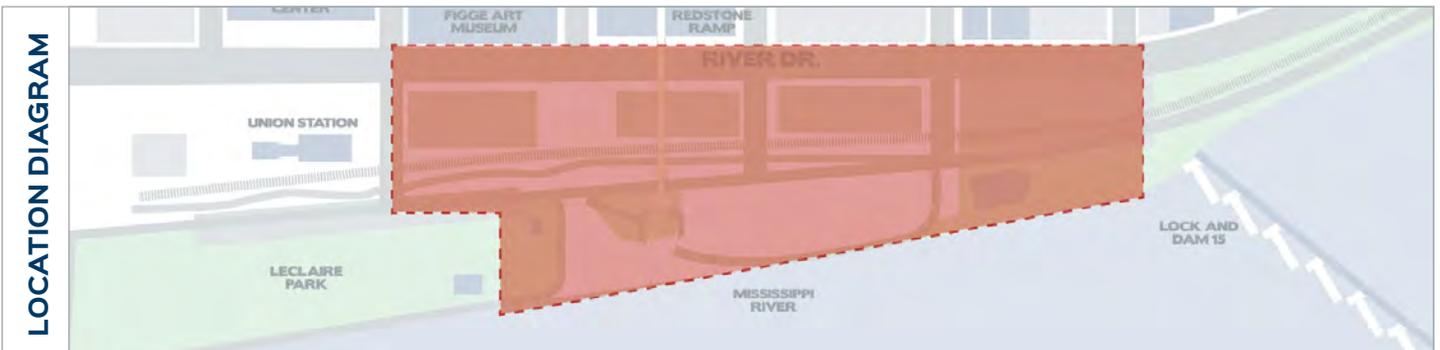
MODEL NUMBER:
Series™

MANUFACTURER:
Unilock

FINISH:
Premier
Series 3000

COLOR:
Mineral Ice Grey

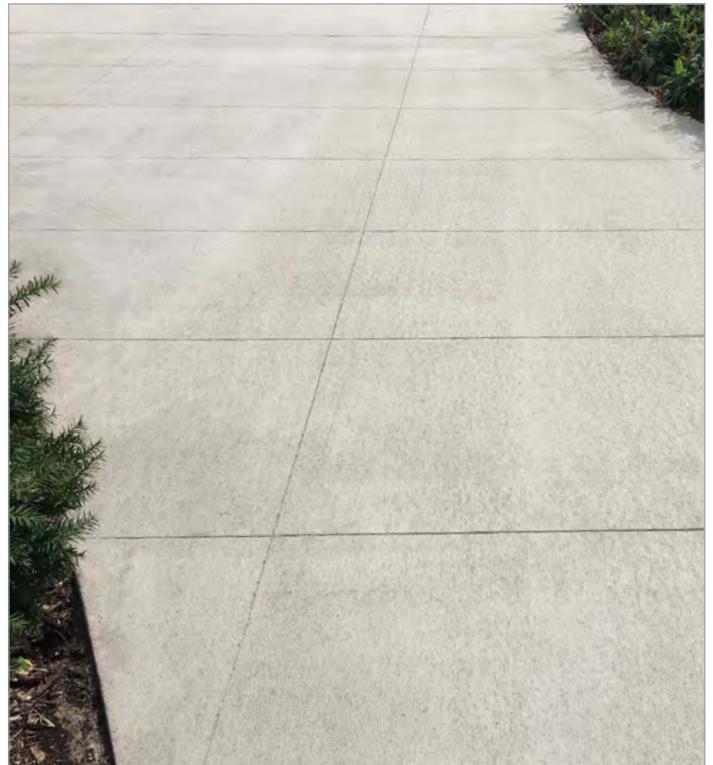
SPECIAL CONSIDERATIONS:
6x12



Note: Images shown for reference only.

MATERIALS

Concrete Paving

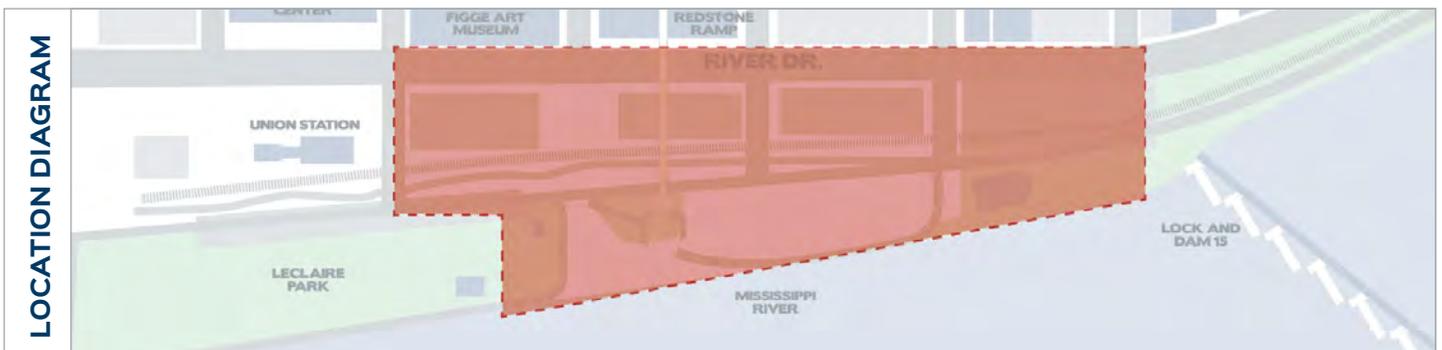


DESIGN STATEMENT: Broomed finish adds a subtle texture to paths and walkways.

FINISH:
Broomed / Brushed

MATERIAL TYPE:
Concrete

SPECIAL CONSIDERATIONS:
Saw Cut Control Joints on a 4'x4' Pattern



Note: Images shown for reference only.

MATERIALS

Concrete Seat Walls



DESIGN STATEMENT: Seat walls help define spaces and provide integrated seating. Wood slats provide additional warmth.

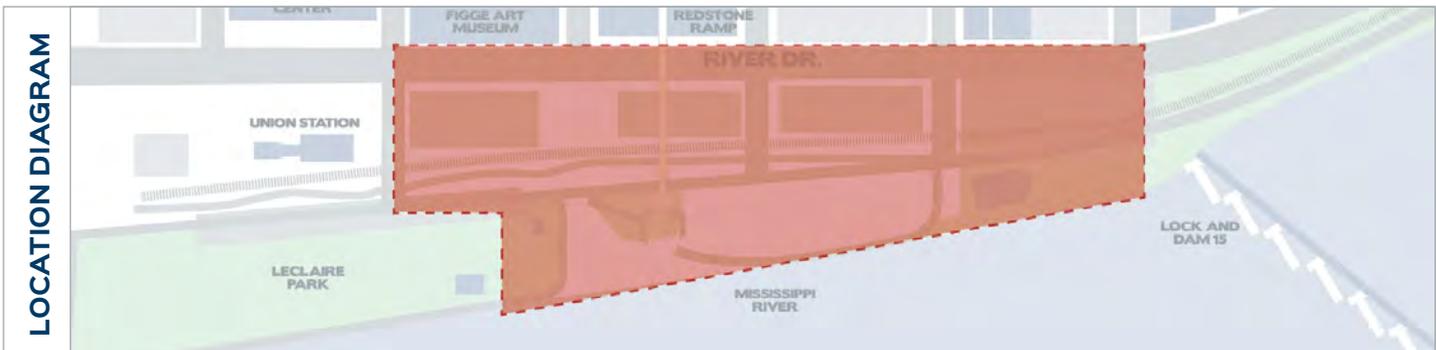


MANUFACTURER:
Custom Design or Tectura Designs

FINISH:
Light Blast

MATERIAL TYPE:
Concrete

SPECIAL CONSIDERATIONS:
Wooden Seat Top
Skate Stop
(Skatestoppers® FR 1.0 shown)



Note: Images shown for reference only.

MATERIALS

Cast Stone Walls

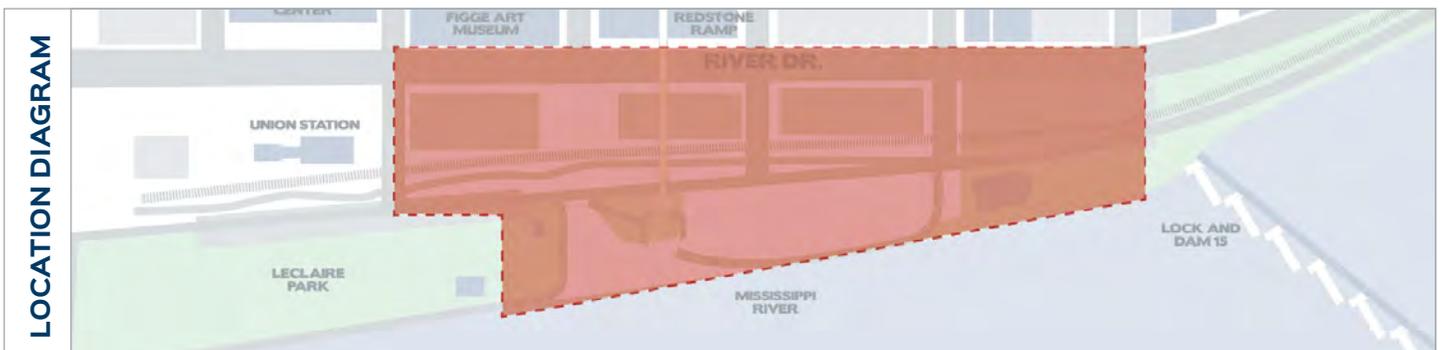


DESIGN STATEMENT: The placement and alignment of these low walls can provide seating, create focal points and outdoor rooms, and highlight raised plantings.

MANUFACTURER:
Custom Design or Tectura Designs

FINISH:
Light Blast

MATERIAL TYPE:
Cast Stone



Note: Images shown for reference only.

MATERIALS

Architectural Facade Materials



DESIGN STATEMENT: Louvered equipment screens can be used as vision barriers to hide mechanical equipment and other unattractive views.

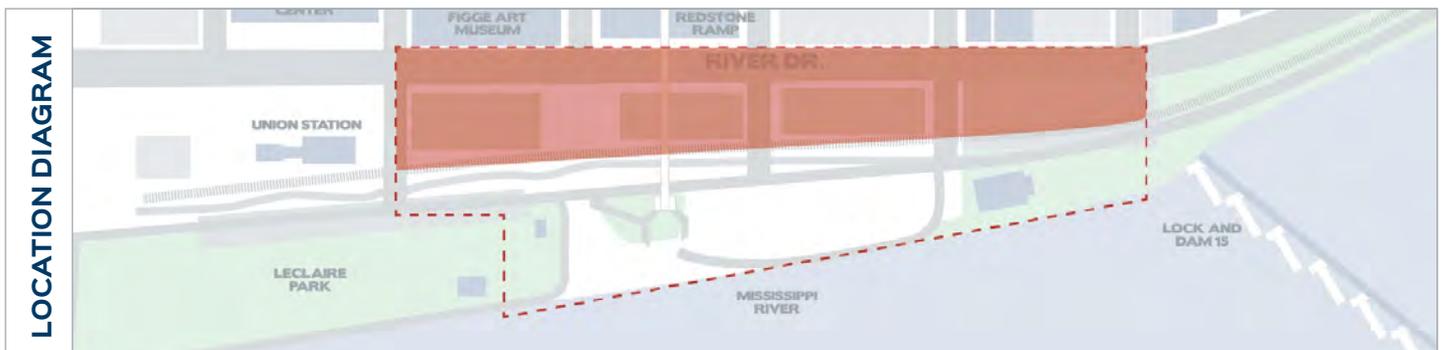
MODEL NUMBER:
V4JS

MANUFACTURER:
Architectural Louvers

FINISH:
Clear Anodized

MATERIAL TYPE:
Aluminum

SPECIAL CONSIDERATIONS:
4" Deep Inverted Blade Barrier



Note: Images shown for reference only.

OVERVIEW:

Flooding - and the plant species ability to withstand short term inundation has a big impact on the selection and placement of plant materials. The design philosophy outlined in the following pages uses native plants - along with splashes of color from "improved" varieties to create a seasonal display that is lush, vibrant and beneficial for all.

Maintenance expectations should be carefully discussed as planting plans are created; to meet the vision of Main Street Landing (a Midwest if not National destination) plantings will need to be maintained at a level that far exceeds the current conditions and at a minimum, parallels the City's efforts at nearby VanderVeer Park.

The selection of these plants was guided by these key factors:

- Use a combination of plants in "layers" to provide year round vibrancy and color.
- Plants chosen should benefit the ecological, biological and human aspects of the site – more than "look good" - e.g. pollinator habitat, stormwater management.
- Turf should be limited to the focal point of the space or garden and should not run from edge to edge.
- Create edges to define spaces, transition materials and create rooms.
- Use species that thrive in floodplain conditions.



PLANTINGS

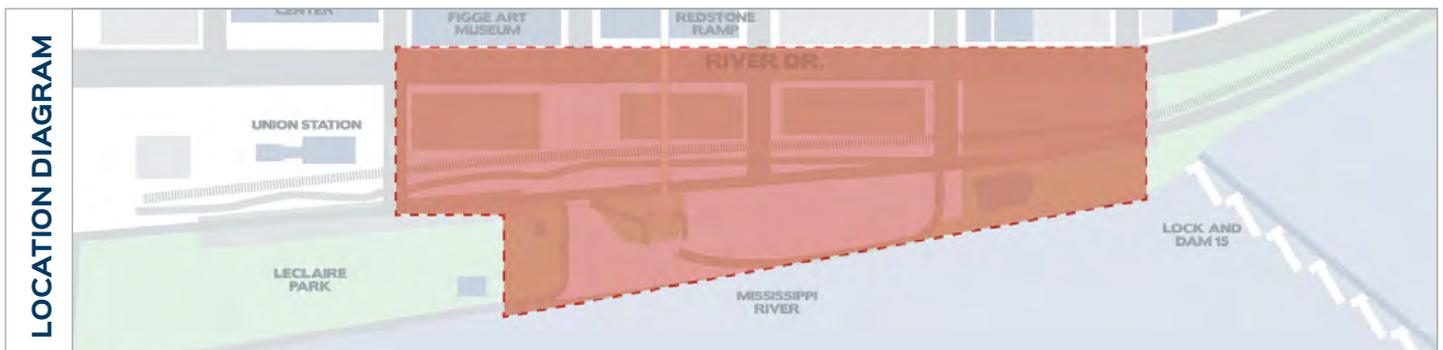
PLANTINGS

Overstory Trees



PLANT SCHEDULE - TREES

| BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | SPACING | REMARKS |
|--------------------------------|----------------------------|-----------|-----------|---------|----------------------|
| <i>Acer saccharum</i> subsp. | Black Maple | 3" CAL. | B&B | | |
| <i>Betula nigra</i> | River Birch | 3" CAL. | B&B | | SINGLE STEM, MATCHED |
| <i>Celtis occidentalis</i> | Common Hackberry | 3" CAL. | B&B | | |
| <i>Gleditsia tricanthos</i> | Common Honeylocust | 3" CAL. | B&B | | |
| <i>Liquidambar styraciflua</i> | Sweetgum | 3" CAL. | B&B | | |
| <i>Populus tremuloides</i> | Quaking Aspen | 3" CAL. | B&B | | |
| <i>Quercus bicolor</i> | Swamp White Oak | 3" CAL. | B&B | | |
| <i>Quercus macrocarpa</i> | Bur Oak | 3" CAL. | B&B | | |
| <i>Quercus rubra</i> | Northern Red Oak | 1.5" CAL. | CONT | | MATCHED |
| <i>Ulmus 'new harmony'</i> | American Elm 'New Harmony' | 3" CAL. | B&B | | |

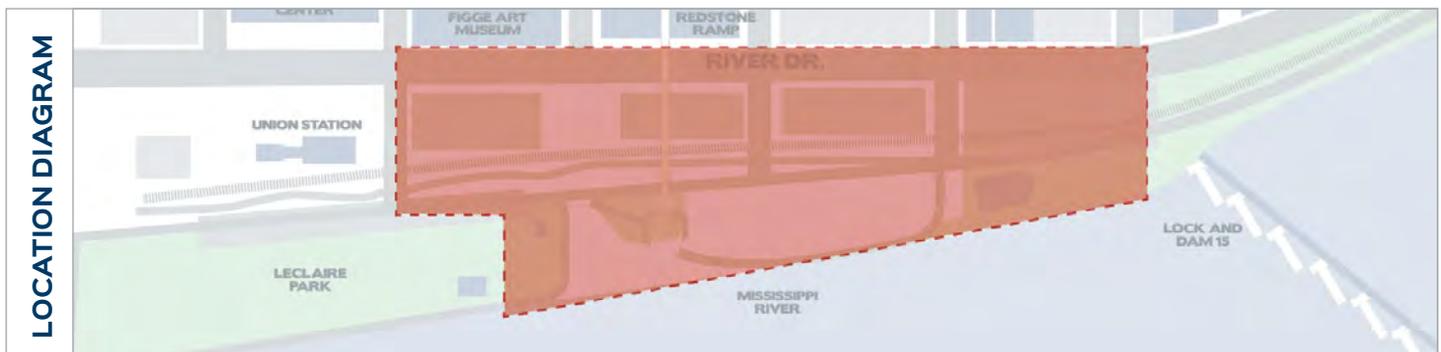


Note: Images shown for reference only.

PLANTINGS Understory Trees & Shrubs



| PLANT SCHEDULE - UNDERSTORY TREES & SHRUBS | | | | | |
|--|-----------------------|------|-----------|------------|---------|
| BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | SPACING | REMARKS |
| <i>Amelanchier arborea</i> | Serviceberry | #5 | CONT | 6'-0" O.C. | MATCHED |
| <i>Cornus sericea 'farrow'</i> | Red Osier Dogwood | #5 | CONT | 4'-0" O.C. | |
| <i>Cotoneaster apiculatus</i> | Cranberry Cotoneaster | #2 | CONT | 3'-0" O.C. | |
| <i>Hamamelis vernalis</i> | Ozark Witch Hazel | #5 | CONT | 8'-0" O.C. | |
| <i>Lonicera sempervirens</i> | Honeysuckle | #5 | CONT | 6'-0" O.C. | |
| <i>Viburnum trilobum</i> | Highbush Cranberry | #5 | CONT | 4'-0" O.C. | |



Note: Images shown for reference only.

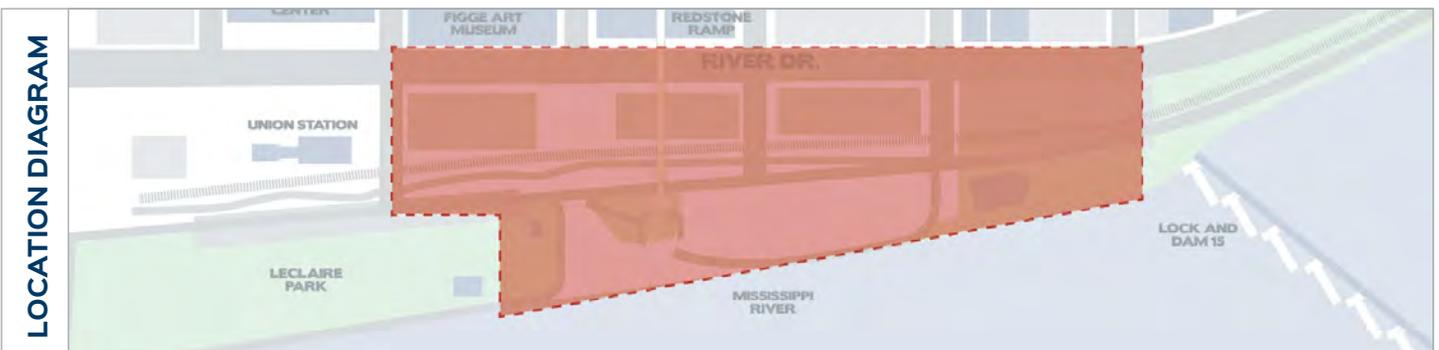
PLANTINGS

Perennials



PLANT SCHEDULE - PERENNIALS

| BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | SPACING | REMARKS |
|--------------------------------------|--------------------|-------------|--------------|------------|----------------|
| Graminoids | | | | | |
| <i>Andropogon gerardii</i> | Big Bluestem | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Bouteloua curtipendula</i> | Side Outs Gramma | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Carex vulpinoidea</i> | Fox Sedge | | | | |
| <i>Koeleria macrantha</i> | Junegrass | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Panicum virgatum 'northwinds'</i> | Switchgrass | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Schizachyrium scoparium</i> | Little Blue Stem | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Sporobolus heterolepis</i> | Prairie Dropseed | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| Forbs | | | | | |
| <i>Asclepius incarnata</i> | Swamp Milkweed | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Asclepias tuberosa</i> | Butterfly Milkweed | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Aster novae angliae</i> | New England Aster | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Baptisia alba</i> | Wild Indigo | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Baptisia australis</i> | Blue False Indigo | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Heliopsis helianthoides</i> | Ox Eye Sunflower | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Liatris</i> | Liatris Spicata | 2 1/4" X 5" | 38 CELL PLUG | 1'-0" O.C. | NATIVE ECOTYPE |
| <i>Lobelia cardinalis</i> | Cardinal Flower | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Monarda fistulosa</i> | Wild Bergamont | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Rudbeckia hirta</i> | Black-Eyed Susan | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Verbena hastata</i> | Rattlesnake Master | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |
| <i>Zizia aurea</i> | Golden Alexander | #1 | CONT | 2'-0" O.C. | NATIVE ECOTYPE |

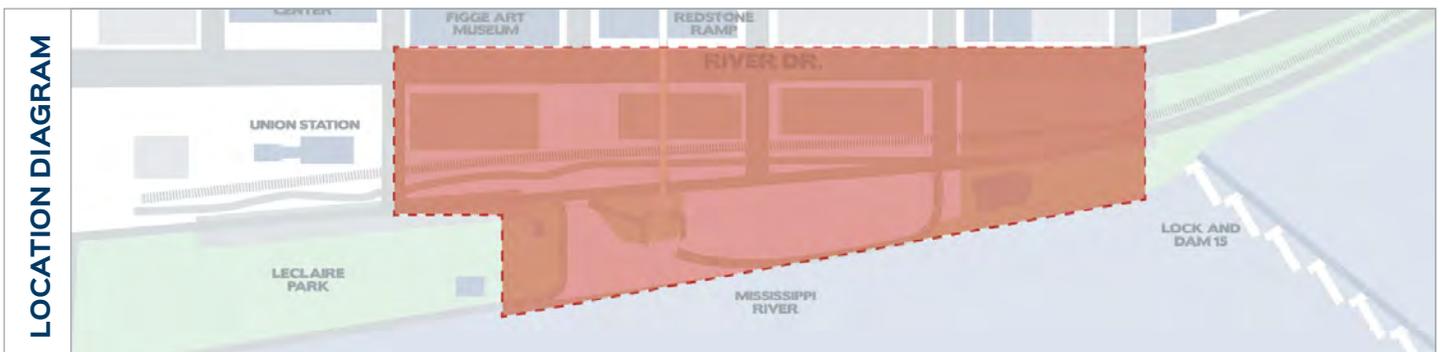


Note: Images shown for reference only.

PLANTINGS Spring Bulbs



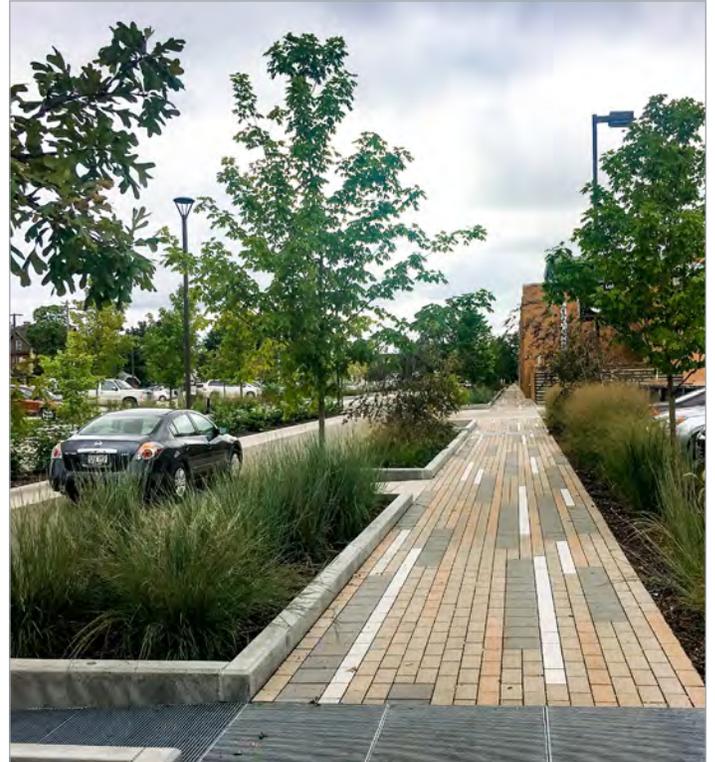
| PLANT SCHEDULE - SPRING BULBS | | | | | |
|-------------------------------|-----------------------------|----------|-----------|----------|----------|
| BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | SPACING | REMARKS |
| Corcus vernus | Flower Record | 9 CM | | 4 PER SF | 4" DEPTH |
| Corcus vernus | Jeanne d'Arc | 9 CM | | 4 PER SF | 4" DEPTH |
| Corcus vernus | Tommasinianus Barr's Purple | 5 CM | | 4 PER SF | 4" DEPTH |
| Corcus vernus | Vernus Yellow Mammoth | 9 CM | | 4 PER SF | 4" DEPTH |
| Hyacinth orientalis | Delft Blue | 16/17 CM | | 3 PER SF | 4" DEPTH |
| Hyacinth orientalis | Gypsy Queen | 16/17 CM | | 3 PER SF | 4" DEPTH |
| Hyacinth orientalis | Jan Bos | 16/17 CM | | 3 PER SF | 4" DEPTH |
| Hyacinth orientalis | Pink Pearl | 16/17 CM | | 3 PER SF | 4" DEPTH |
| Narcissus | Golden Echo | 6 CM | | 4 PER SF | 4" DEPTH |
| Narcissus | Tete-a-Tete | 6 CM | | 4 PER SF | 4" DEPTH |



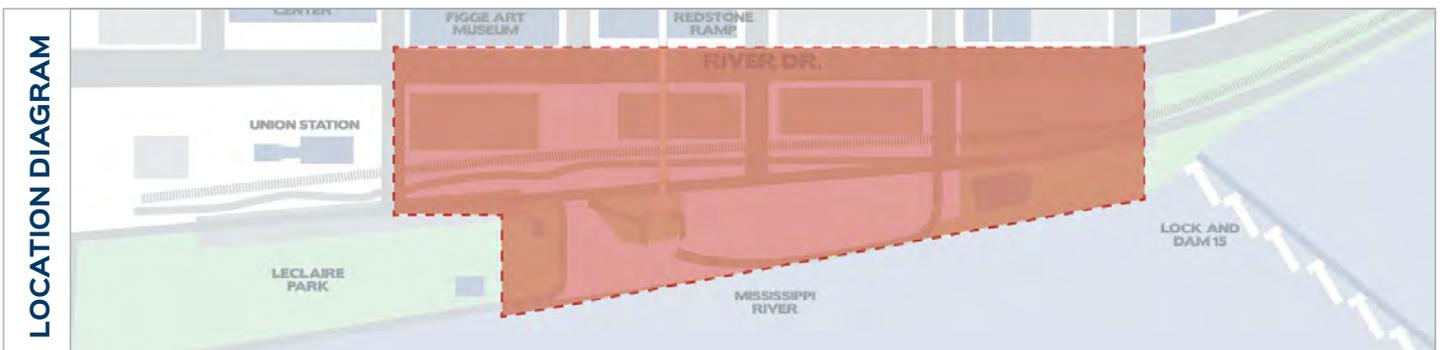
Note: Images shown for reference only.

PLANTINGS

Landscape Screening



DESIGN STATEMENT: Screening parking lots with plantings enhances the aesthetics of the site, provides shade, and reduces the amount of impervious surfaces.



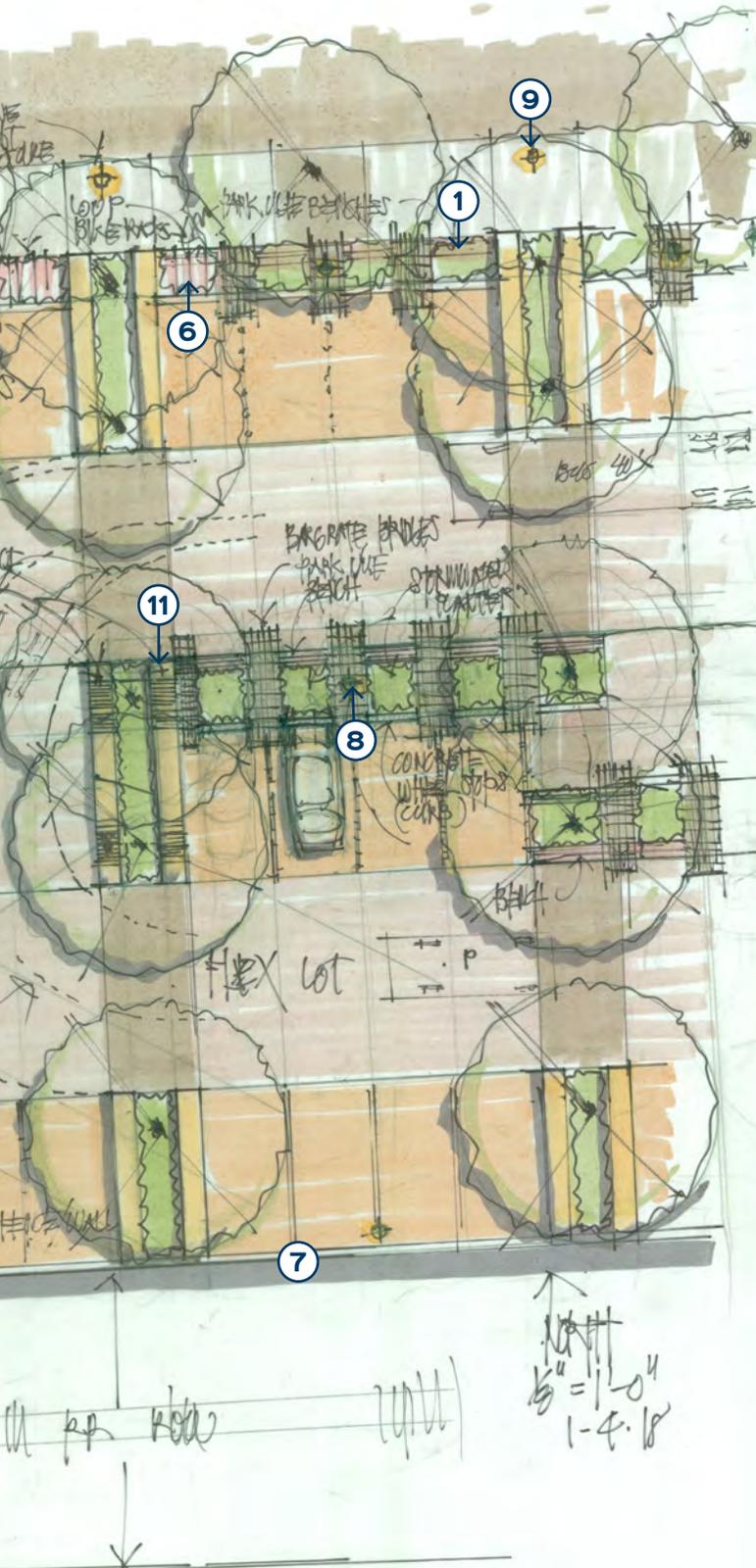
Note: Images shown for reference only.

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Appendix



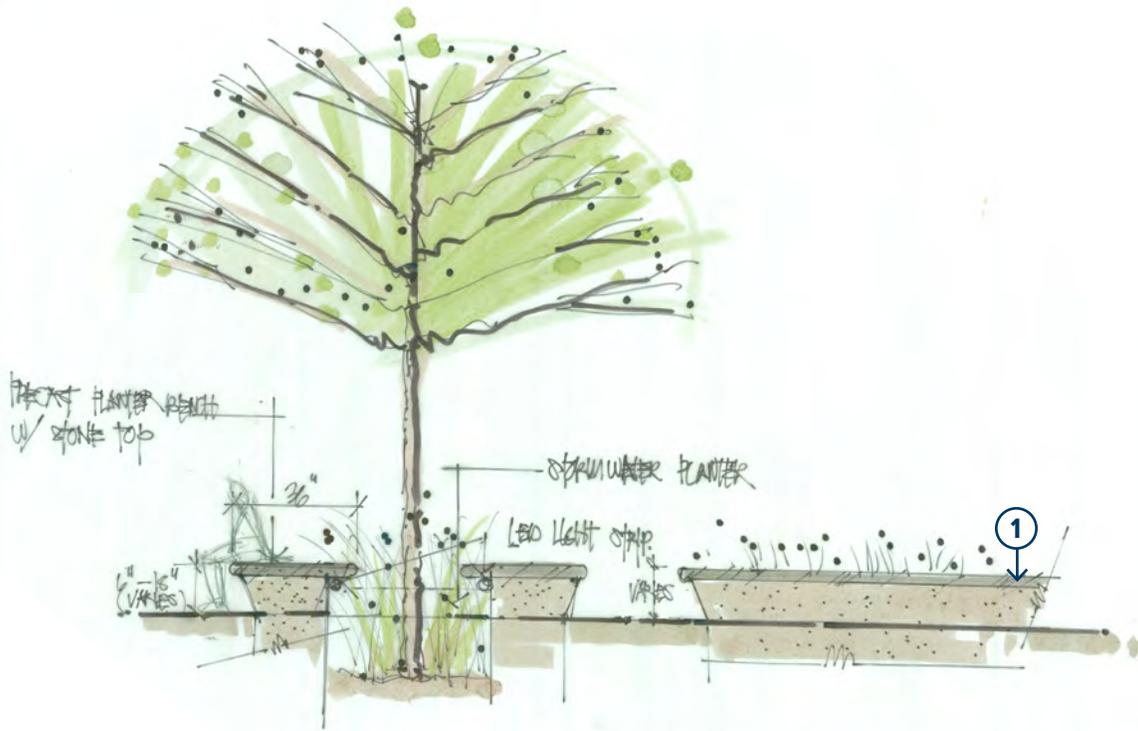
SUMMARY:

Brady Street is a key intersection in the Riverfront site. It serves as one of the gateways into the park and will be adjacent to the currently proposed flex parking space and greenspace. This image is a snapshot of how the family of furnishings fit into the space. It provides suggestions for use and placement to illustrate how various fixtures might work within the park.

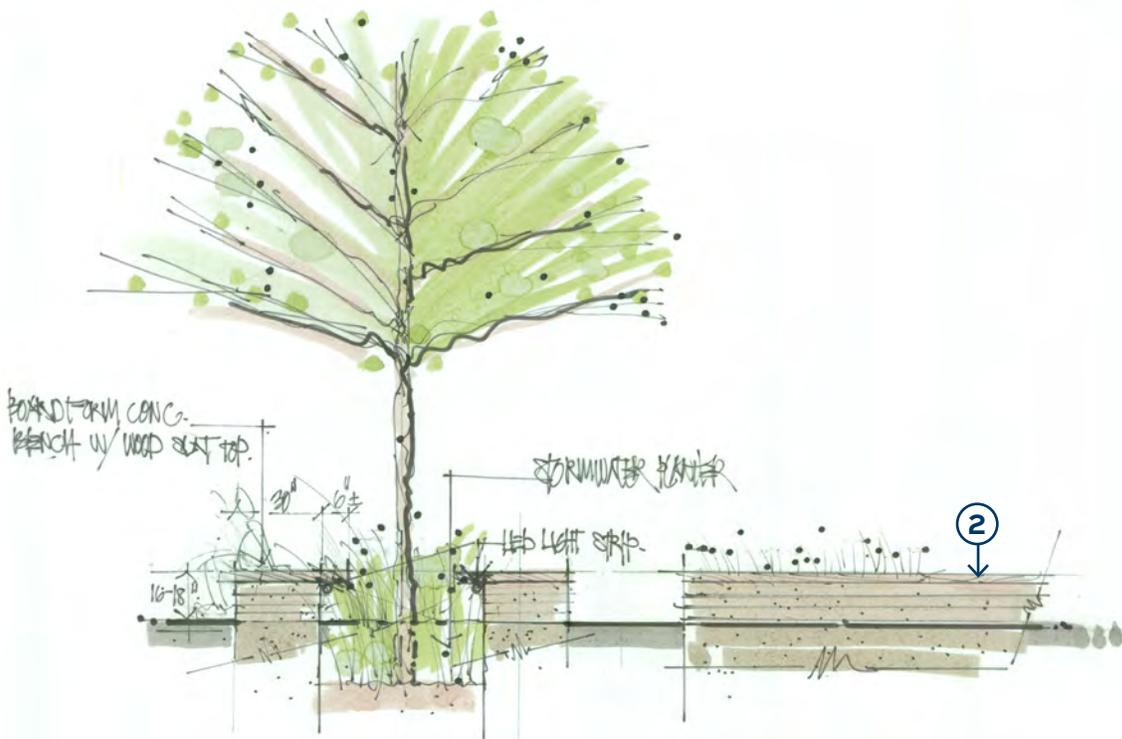
KEYNOTES:

1. Parc Vue bench (pg 35)
2. Parc Centre table & chairs (pgs 37-39)
3. Loma Chaise Lounge (pg 40)
4. Poe litter receptacle (pg 41)
5. Retractable bollards (pg 42)
6. Loop bike rack (pg 43)
7. Screen wall / fence (pg 44)
8. Tanella parking lot lighting
9. Campone pedestrian light (pg 51)
10. Pendo catenary light system (pg 53)
11. Concrete Seat Walls (pg 68)

SECTION VIGNETTES



Flex Lot Planter Bench Option A



Flex Lot Planter Bench Option B

Feb.
27th,
2018

