



**PLAN AND ZONING COMMISSION**

**Meeting Date:** January 31, 2012  
**Request:** Zoning Map Amendment (Rezoning) from R-4 & C-2 to PID  
**Address:** All parcels within Lombard, Locust, Brown and Harrison Streets, excluding B0059-40, B0059-44, and B0059-49  
**Project Name:** St. Ambrose University Main Campus Rezoning to PID  
**Case No.:** REZ12-01  
**Applicant:** St. Ambrose University

**INTRODUCTION**

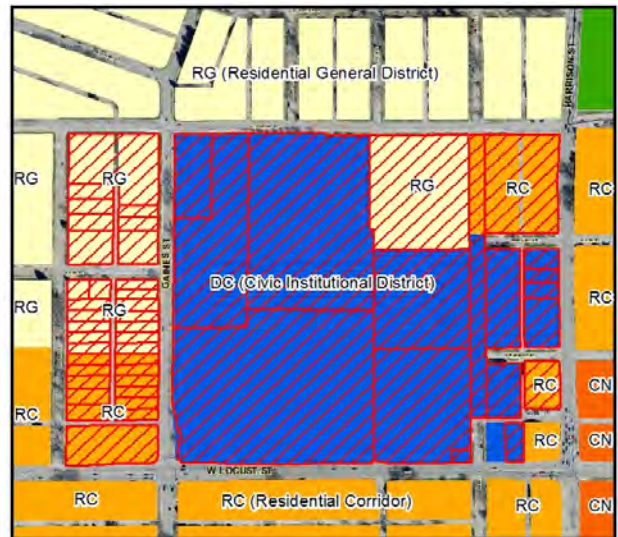
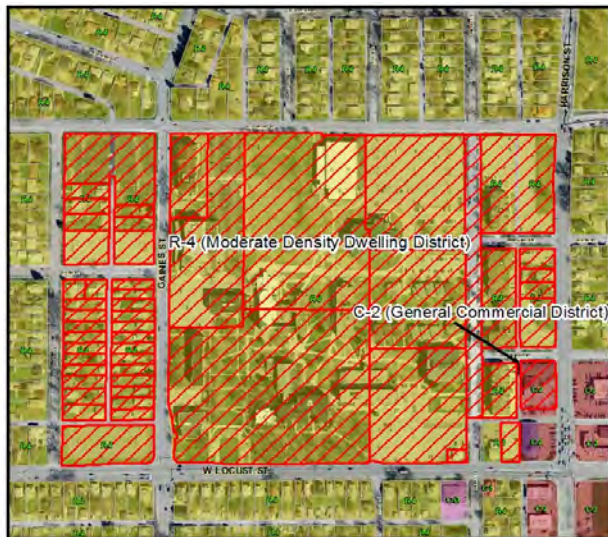
Request of St. Ambrose University, whose main address is 518 W. Locust Street, Davenport, Iowa, 52803, for a Zoning Map Amendment (Rezoning) from the “R-4” (Moderate Density Dwelling District) and “C-2” (General Commercial District) to “PID” (Planned Institutional District) for all property within the main campus, including all parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets, but specifically excluding parcels B0059-40, B0059-44, and B0059-49 (total of 48.38 acres excluding public right-of-way). The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan. A total of eleven (11) parcels not presently owned by the university are included in this rezoning petition.

**Recommendation:** Staff recommends the Plan and Zoning Commission accept the findings on Page 14 of this report and forward Case No. REZ12-01 to the City Council with a recommendation of approval subject to the listed conditions.

**AREA CHARACTERISTICS:**

**Existing Zoning:** R-4 & C-2 (book store parcel)

**Proposed Land Use:** Varies – see map



## **BACKGROUND**

### **Comprehensive Plan:**

Within Urban Service Area: Yes

Proposed Land Use Designation: Civic Institutional District (DC)  
Residential General (RG)  
Residential Corridor (RC)

*Civic / Institutional District (DC) designates major developments for government, education, religion, medical, and other cultural or non-profit organizations.*

*Residential General Neighborhood (RG) designates mixed-use neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. Neighborhoods are typically designated as a whole. Davenport 2025 encourages the creation of neighborhood planning documents to guide development appropriate for each neighborhood.*

*Residential Corridor (RC) is a mixed-use designation, intended for areas that are a) a blend of residential and commercial, and b) oriented toward a major vehicular corridor. While residential properties within an RC area should be oriented toward the adjacent corridor, they should not have direct access to the corridor. While commercial developments may be present, they must maintain residential structures and character (e.g. adaptive compatible commercial use of existing houses, commercial first floor and residential above, etc.). Neighborhood planning documents are again encouraged for developments within this classification.*

Relevant *Davenport 2025* Goals and Objectives – highlighted phrases are emphasized:

1. *Strengthen the existing built environment.*
  - a. *Identify and name neighborhoods and districts.*
  - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*
  - c. *Target brownfields for infill through a citywide redevelopment / reclamation plan and economic incentive programs.*
  - d. *Increase the number of mixed-use neighborhoods and districts.*
  - e. *Encourage use of civic design principles and standards, greenspace, and public art within neighborhoods, districts, and corridors.*
2. *Identify and reserve land for current and future development.*
  - a. *Develop land use policies that permit development with a wide variety of building types, uses, and densities.*
  - b. *Delineate the area where city infrastructure and amenities will be provided to encourage and support development.*
  - c. *Establish guidelines whereby undeveloped / preserved areas may be opened to development.*
  - d. *Delineate, protect, and enhance significant land, mineral, and renewable resources, resource areas, and open space through conservation and preservation programs.*

5. *Establish Davenport as a place to receive a high-quality education.*
- a. *Increase and emphasize non-traditional (on-line, early learning, continuing education, job skills, etc.) education programs.*
  - b. *Develop and enact, with education providers, a program for internships and permanent job placement.*
  - c. *Promote Davenport public and private education systems.*
  - d. *Maintain / upgrade the existing education facilities and infrastructure.*

**Iowa Smart Planning Principles:**

Relevant Iowa Smart Planning Principles which may be considered when reviewing this case:

- **Collaboration**  
Governmental, community, and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such public participation.
- **Community Character**  
Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.
- **Revitalization**  
Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.
- **Housing Diversity**  
Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.
- **Sustainable Design**  
Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

**Technical Review:**

Streets. The subject rezoning area includes the following streets and functional classifications:

Harrison Street – Principal Arterial  
Locust Street – Minor Arterial  
Gaines Street – Collector  
Lombard Street - Local  
Brown Street - Local  
High Street - Local

Storm Water. There are multiple existing storm sewers located within and around the subject rezoning area. A 15" storm sewer traverses the interior grounds of the main campus, generally running north-south between the Locust/Scott Street intersection and the west side of the Rogalski Center. From that point, the line splits into a "Y" with sections of 24" and then 60" lines extending northwesterly to Gaines Street, and a 12" line extending northerly to Lombard Street. Sections of 12" lines are also located within the right-of-way along portions of Locust Street and Ripley Street. In the summer of 2011, to address the severe flooding concerns in the Cosgrove Parking Lot and on Locust Street, the university, with funding from the City and other partners constructed a 1.85 million dollar drainage project consisting of an underground system that stores water for reuse and allows water to infiltrate into the ground. Retention tanks installed under the Cosgrove Parking Lot now capture more than 1 million gallons of stormwater. During an extreme weather event, water will travel through an underground overflow pipe running north and south between Cosgrove and Ambrose Halls, into the new plunge pool, and gradually dispersing into the swale between Rohlmann and Hayes Halls.

Sanitary Sewer. There are multiple existing sanitary sewers located within and around the subject rezoning area. A combination 10"/12"/16"/8" line traverses the interior grounds of the main campus, generally running north-south between Locust/Scott Street intersection and the Lombard/Scott Street intersection. Multiple 8"-20" lines run along Brown, Gaines, Harrison, Lombard and Locust Streets.

Other Utilities. There are multiple existing overhead electric lines located within the subject rezoning area.

Emergency Services. The subject rezoning area is located approximately one (1) mile south of Fire Station No. 3 (3506 Harrison Street) and one (1) mile north of the Central Fire Station (425 W. 4<sup>th</sup> Street).

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

## **PUBLIC INPUT**

### *Neighborhood Meeting(s)*

The applicant hosted a neighborhood meeting on December 15, 2011. Approximately sixteen (16) residents attended the meeting which was held at the Rogalski Center on the campus of St. Ambrose University. The applicant mailed invitations to approximately 1,700 households – including property owners and other residents located around the campus. Topics that were discussed at the meeting included stormwater management; sanitary sewer conditions; the shelf life of the campus master plan; the capacity of the

future residence halls; parking on neighborhood streets; enrollment projections for graduate students; future property acquisition by the university; the St. Vincent property and the fact that it is not part of this rezoning; future opportunities for public comments; plans for the alley west of Western Avenue and north of Central Park Avenue; and screening options for the north façade of the proposed parking structure at the northwest corner of Gaines and High Streets.

The applicant has provided a comprehensive list of neighborhood engagement meetings that have been held, including those held prior to the submission of this rezoning petition and those which are scheduled in the next few weeks (refer to attachment). Many of these meetings were related to the applicant's campus master planning process. At least five (5) of these meetings are directly related to the subject rezoning petition.

*Public Hearing on January 17, 2012*

Pursuant to Section 17.57.010(5) of the Davenport Municipal Code, public hearing notices were mailed to all property owners located within 500 feet of the proposed rezoning area. A total of 357 unique notices were mailed during the week of January 2. In accordance with Section 17.60.040, only the owners of twenty percent or more either of the area of the lots included in the proposed change or of those within 200 feet of the exterior boundaries may be counted in the official protest rate.

The City Plan and Zoning Commission held a public hearing on January 17, 2012. Five (5) members of the public provided testimony. Several members of the SAU Neighborhood Relations Committee (NRC), which represents five neighborhoods that are in the University Zone, asked questions and/or spoke in opposition to the request. One member's concerns include the fact that there was only one neighborhood meeting on December 15; the fact this request includes more than just the rezoning, but also include the land use plan which needs more input from the neighborhood; the current location of sidewalks along Lombard Street; the proposed and the building elevations for the Lee Lohmann Arena addition. The President of the Glen Armil Neighborhood Association also spoke. He stated that one thing that gets downplayed is that the university does not own all the properties that are included in its master plan. They are concerned as a neighborhood association that residents who own property between Gaines and Brown Streets are property respected and that it doesn't appear to them that as being steamrolled and they really have no options as this process goes forward. He stated he wishes they were here to speak for themselves. He wishes that the PZC is respectful of those owners' rights and everything is done to include them in this process. He stated that he knows that they have been given letters, but that he also hopes that they be given every opportunity to provide input. Another member of the NRC stated that he would like additional opportunity for the surrounding residents to review the plans and to provide input. Another resident asked about the areas (lots) that are outlined in red on the Land Use Plan. Finally, another resident asked if there are any plans for eminent domain to be used to acquire property south of Locust Street. Staff responded to these questions and concerns throughout the hearing.

During the hearing, one member of the Commission asked if the new Design Review Board (DRB) would need to review future campus building projects. In response to that question, staff notes that the DRB has no authority to review projects that are outside of

four designated areas – Downtown, Hilltop Campus Village, East Village, and the Residential Infill Design Overlay District.

*Protest Rate of Owners within 200 Feet of Rezoning Petition:*

As of the date of this memo: 0.5%

Four (4) notices have been returned. Two (2) oppose. Two (2) do not oppose.

*Protest Rate of Owners included in Rezoning Petition:*

As of the date of this memo: 0.35%

One (1) notice has been returned in opposition. The owner of 2015 Brown Street would like to be exempted from the rezoning petition.

*Other Protests beyond 200 feet of Subject Rezoning Petition:*

Seven (7) notices have been returned, plus one (1) e-mail was received. Six (6) oppose. Two (2) do not oppose.

## **DISCUSSION**

In June 2011, the City of Davenport adopted a new “PID” Planned Institutional District zoning classification (Ord. No. 2011-243). The Planned Institutional District applies to all major educational and medical campuses. Existing and proposed campus uses on properties in excess of forty acres in area are required to obtain (apply for) the planned institutional district within five years of the effective date of the ordinance. Additionally, any proposed development of more than five thousand square feet of impervious area within that five year time period shall also require the Planned Institutional District.

The “PID” zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

- 1. Further the policies of the Comprehensive Plan;*
- 2. Encourage the preparation of a land use plan that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures;*
- 3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;*
- 4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.*

The St. Vincent’s property located north of W. Central Park Avenue is owned by Saint Ambrose University but is not included in this zoning petition. That property is physically separated by a distance of several blocks from the area of the main campus. Therefore, because a distinct Legal Description is required for all rezoning petitions, that property will be included in a separate rezoning petition at some point in the future. Currently, aside from the recently-approved remote parking lots that are located adjacent to W. Central Park Avenue, there are no immediate development plans for the proposed future athletic facilities that are shown on St. Ambrose University’s campus master plan.

The proposed rezoning to "PID" itself will have no impact on the surrounding neighborhood. Further, for those residential properties located within the footprint of the proposed rezoning that are not owned by SAU (located in the blocks bounded by Gaines, Brown, W. Locust and W. Lombard Streets), the rezoning from "R-4" to "PID" does not remove any existing zoning and land use rights. All of these existing homes will continue to be permitted uses under the "PID" zoning classification. The following table provides a side-by-side comparison:

	<b>Existing "R-4" District</b>	<b>Proposed "PID" District</b>
<b>Permitted Principal Uses</b>	<ol style="list-style-type: none"> <li>1. Single family detached residential units;</li> <li>2. Two family dwellings in any area subdivided or resubdivided after the effective date of 08/18/76, only on lots which are designated and approved for such use on the subdivision plat;</li> <li>3. Public parks and recreation buildings;</li> <li>4. Private parks and open space areas where daily admission fees are not charged;</li> <li>5. Churches and customary subordinate uses provided for the use by church members and their guests;</li> <li>6. Private and public grade schools, junior high schools and senior high schools;</li> <li>7. Home office.</li> </ol>	<ol style="list-style-type: none"> <li>1. Educational facilities associated with colleges and universities;</li> <li>2. Dormitories;</li> <li>3. Medical facilities, including hospitals, clinics, laboratories and offices;</li> <li>4. Single-family dwelling.</li> </ol>
<b>Permitted Accessory Uses</b>	<ol style="list-style-type: none"> <li>1. Private garages (subject to size limitations);</li> <li>2. Noncommercial radio or television towers not exceeding fifty feet in height;</li> <li>3. Other accessory structures or uses customary to the permitted principal uses including the use of solar energy systems including solar collectors, storage facilities, and distribution components for space heating and cooling, domestic water heating for the principal structure.</li> </ol>	<ol style="list-style-type: none"> <li>1. Eating places within a mixed use building;</li> <li>2. Fraternities and sororities;</li> <li>3. Retail, financial and personal service uses within mixed use buildings;</li> <li>4. Indoor and outdoor sports and recreational facilities;</li> <li>5. Lodging facilities;</li> <li>6. Museums and art galleries;</li> <li>7. Parking, structured and surface;</li> <li>8. Performing arts centers</li> </ol>

		9. Places of worship.
<i>Maximum Height</i>	35 feet – dwellings 15 feet – accessory structures	35 feet. Buildings may exceed 35 feet only when the distance between the building to the lot line of any residentially zoned parcel is at least a ratio of 2:1
<i>Maximum Imperious Surface</i>	None	75%

The "PID" regulations include very detailed submission requirements as part of the application, most notably a Land Use Plan. Per Section 17.57.010(C)(1), "*The land use plan establishes the range of acceptable uses and intensities that will be permitted within the planned institutional district. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.*"

The applicant has submitted an application and supporting materials that comply with the minimum submittal requirements of this new section of the Zoning Ordinance. Staff has reviewed the supporting materials (refer to Attachment 4). It should be noted that both staff and the City Plan and Zoning Commission have some discretion in seeking additional information and details from the applicant as part of the review process for this proposed rezoning.

Non-SAU Properties included in Petition for Rezoning

Section 17.60.020(B) of the Davenport Municipal code states:

*"If such proposed amendment, supplement, change, modification or repeal is petitioned for by interested property owners, the petition shall be signed by the owners of fifty percent of the area of all the real estate included within the boundaries of the tract of real estate described in the petition."*

Because the petitioner in this case owns more than fifty percent of the area included in the petition, and because they are proposing a long-term Land Use Plan for this area, they have elected to include additional property that they do not presently own, but hope to acquire in the future. These properties include:

<b>Address</b>	<b>Current Use</b>	<b>SAU Land Use Plan</b>
2127 Brown Street	Single-Family Dwelling	Use Not Designated
2015 Brown Street	Single-Family Dwelling	Use Not Designated
1925 Brown Street	Single-Family Dwelling	Parking Lot
2114 Gaines Street	Single-Family Dwelling	Parking Ramp Structure
2028 Gaines Street	Single-Family Dwelling	Parking Lot
2002 Gaines Street	Single-Family Dwelling	Use Not Designated
1932 Gaines Street	Single-Family Dwelling	Parking Lot
1928 Gaines Street	Single-Family Dwelling	Parking Lot
1924 Gaines Street	Single-Family Dwelling	Parking Lot

2020 Harrison Street	Office – Birthright of Davenport	Parking Lot
2026 Harrison Street	Single- Family Dwelling	Parking Lot

As a courtesy, staff sent a letter to each of these property owners notifying them that their property is included within the rezoning petition filed by the applicant. To date, staff has received telephone calls from several of these owners asking for more information on how the proposed rezoning may impact their property in terms of property tax assessments and land use rights. Staff has referred the property tax related questions to the City Assessor. Staff has responded to the land use rights question by stating that the existing single-family dwellings and the Birthright office property which are not presently owned by the university will continue to be conforming land uses under the “PID” zoning classification.

#### Analysis of PID Land Use Plan and Related Submittals

Chapter 17.57.010(C) requires submission of the following items (in italics) in conjunction with a rezoning to “PID”. Staff provides a brief response (in bold text) to each of the applicable items as follows:

##### *1. Land use plan.*

*a. Purpose. The land use plan establishes the range of acceptable uses and intensities that will be permitted within the planned institutional district. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.*

*b. Submittal requirements. The land use plan shall be submitted in conjunction with a rezoning petition. The land use plan and supporting evidence shall include the following:*

*(1) A completed application; **This information has been provided.***

*(2) Boundary survey including the legal description of the site with bearings, distances, closures and easements; **Submission of a Boundary Survey has been waived under the authority granted to city staff in this Chapter of the Code. The reason for this waiver is that this type of survey drawing is not necessary for articulating the boundaries of the rectangular area that is proposed to be rezoned. The centerline of perimeter streets form the boundary of the rezoning area. In lieu of a Boundary Survey, staff has required an accurate Legal Description, which the petitioner has provided.***

*(3) A drawing or set of drawings, which includes, but may not be limited to, the following:*

*(a) Proposed name or title of project; **This information has been provided.***

*(b) A north arrow, vicinity map, plan scale base of one inch equals fifty feet or other scale as approved by the community planning and economic development director or his/her designee and date of plan preparation; **This information has been provided.***

*(c) Tabulated site data including the following:*

*(i) Number of gross acres in the project; **This information has been provided.***

- (ii) Existing and proposed lot coverage; **This information has been provided.**
- (iii) Existing and proposed total square footage and floor area ratio of buildings; **This information has been provided.**
- (iv) Existing and proposed total number of parking spaces; **This information has been provided. Staff supports the total number of parking spaces that are proposed on the petitioner's submitted Land Use Plan.**
- (v) Parking ratio determined by the traffic impact study. **This information has been provided. The overall parking ratio for the campus will be 0.90 spaces per user by 2020 per the detailed parking analysis submitted by the petitioner.**
- (d) The existing land use and zoning surrounding the proposed development and the distance from the subject property line to the nearest structures on all abutting properties within two hundred feet of the perimeter of the site; **This information has been provided.**
- (e) The location of existing and proposed services, including: water, sanitary and storm sewer, electric, gas, streets, the capacity of those services and the service requirements of the development; **This information has been provided.**
- (f) The site constraints including:
  - (1) Slopes in excess of ten percent; **This information has been provided.**
  - (2) Drainage ways that carry water from abutting properties, drainage ways that drain areas on the site in excess of one acre and any area designated as a flood plain or floodway as defined in Chapter 15.44; **This information has been provided.**
  - (3) Soils that are unsuitable or require special treatment to support urban development as determined by the Soil Conservation Service Soil Survey. If unsuitable conditions are indicated field testing may be required. **This information has been provided. The applicant acknowledges and city staff concurs that soil boring tests will be necessary after any new structures are designed and prior to construction.**
- (g) Existing and proposed grade changes on a two-foot interval topographic map on a scale base of one inch equals fifty feet or other scale as approved by the community planning and economic development director or his/her designee; **This information has been provided.**
- (h) Existing and proposed building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and its gross floor area; **This information has been provided. Staff has verified compliance with zoning regulations.**
- (i) The location of existing and proposed parking areas including the extent of paving, the proposed circulation and the number of parking spaces; **This information has been provided. Parking areas are depicted in blue color blocks and typically include the estimated number of proposed parking stalls as depicted on the submitted Land use Plan.**
- (j) The location of existing and proposed loading docks, receiving areas, trash pickup areas and other areas requiring screening; **This information has been provided.**
- (k) The location of existing and proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials shall be indicated. In areas where material issues have been identified in the rezoning public

hearing process, or in meetings with the city plan and zoning commission, more detailed plans shall be provided; **This information has been provided. The submitted Land Use Plan depicts the location of all proposed landscape areas, including a landscape buffer around the most of the perimeter of the campus. The petitioner has also submitted a campus edge detail that illustrates the typical design for the perimeter landscape buffer areas. The City's landscape regulations will also apply, and will be reviewed at the time that individual development projects are submitted for the City's administrative review.**

(l) The location and configuration of all existing and proposed access points with city streets and a pedestrian/bicycle circulation plan; **This information has been provided.**

(m) A stormwater management plan; **This information has been provided.**

(n) The location of all existing and proposed freestanding signage including circulation signs. **This information has been provided.**

(4) Traffic impact study. A traffic impact study shall be provided, which analyzes the aggregate trip generation to and from the site and the ability of the existing street system to accommodate the anticipated generation. Specific improvements and mitigation measures may be required if the development causes the projected level of service to be less than level "C," as defined by the most recent version of the Highway Capacity Manual by the Transportation Research Board of The National Safety Research Council. The traffic impact study shall also indicate the minimum of off-street parking spaces necessary to accommodate the development and the method used to calculate the parking spaces. The traffic impact study may reflect phasing of the campus. **Submission of a Traffic Impact Study has been waived under the authority granted to city staff in this Chapter of the Code. The City's Traffic Engineer agrees with the assessment of the petitioner that the ultimate build-out of the submitted Land Use Plan and the negligible increase of 175 additional traditional students over the next ten years will not noticeably affect traffic.**

The city council delegates authority to the community planning and economic development director or his/her designee to waive, at his or her discretion, any of the required submissions stated in Sections 17.57.010C.1.b(3)(a) through 17.57.010C.1.b(3)(n) and Section 17.57.010C.1.b(4) if the scale of the project, topography of the site or other reasons make them unnecessary. The city plan and zoning commission will be notified of any requirements that have been waived and the reasons why they have been waived. **A Boundary Survey and Traffic Impact Study have been waived as noted above.**

2. Narrative of intent and compatibility with surrounding area. A narrative shall be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum shall include the following:

a. Description of overall architectural and/or urban design theme; **This information has been provided. The petitioner states that all new structures included in the application will have a similar look (will be consistent with existing buildings) and will all be red brick buildings. The petitioners has also submitted architectural renderings for two significant perimeter buildings – the Lee Lohmann Area addition and the two-level, low-profile parking structure at the northwest corner of Gaines and West High Streets. Staff supports the petitioner's overall**

- architectural and urban design theme as it is consistent with the existing campus buildings and respects the predominantly residential character of the surrounding neighborhoods.**
- b. Total number of existing and proposed users and employees of the facility; **This information has been provided.**
  - c. Description of existing and proposed conditions of development along the outer boundaries of the planned institutional district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.; **This information has been provided. Staff supports the level of detail provided by the petitioner with this application. Future building projects and related campus development will continue to require city staff's administrative review following any potential approval of this rezoning. Details such as landscape materials, quantities and planting locations, as well as lighting and building materials will be reviewed by city staff for compliance with minimum city standards as part of the standard building permit process.**
  - d. Description of existing and proposed methods of communication between the institution and the community, including a method for resolution of community concerns; **This information has been provided. The petitioner already has a well-established Neighborhood Relations Council, made up of representatives from each of the neighborhoods around the university. The university communicates with the surrounding neighborhoods through these representatives on a monthly basis. Staff supports the petitioner's current system for communicating with and addressing the concerns of the surrounding neighborhoods.**
  - e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the Planned Institutional District and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.; **This information has been provided.**
  - f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle pedestrian) to the external street network. A description of specific programs to reduce traffic impacts and to encourage the use of public transit, carpooling, bicycling and pedestrian. **This information has been provided. Staff concurs with the petitioner that there are a range of transportation options that currently serve the campus, including automobile, bicycle, pedestrian, and public transportation (CitiBus).**

## ISSUES

Staff has identified the following issues for discussion and consideration:

1. Davenport 2025 Proposed Land Use Map Designations: The adopted Davenport 2025 Proposed Land Use Map designates the subject rezoning area, including the existing SAU campus, as Civic Institutional District (DC), Residential General (RG) and Residential Corridor (RC). Since this

map was adopted in 2005, there have been several changes in the area, including two university-owned surface parking lots approved in the blocks to the west of Gaines Street and a new dorm building that is being constructed at the southwest corner of Harrison and Lombard Streets. The Comprehensive Plan Committee of the City Plan and Zoning Commission met on January 17, 2012 to discuss this issue. The Committee recommends that if the rezoning to "PID" is approved, the City's Comprehensive Plan should be amended to reflect the expanded *Proposed Land Use Map* designation of Civic Institutional District (DC), consistent with the boundaries of the proposed rezoning to "PID". Staff is recommending a condition that addresses this issue.

2. SAU-Owned Properties West of Brown Street: There are a number of SAU-owned properties (single-family homes) located west of Brown Street which are not included in the proposed rezoning to "PID". The "PID" zoning does not require SAU to include these properties, and in fact, if these are not contiguous to the main campus (or immediately across the street), they cannot be included in this petition. So long as those homes are used for residential purposes, then SAU does not need any other approval from the City at this time. However, any other uses such as classrooms, offices, labs, etc. would require Special Use Permits on a case-by-case basis.
3. Non-SAU-Owned Properties in the Rezoning Petition: There are eleven (11) non-SAU properties included in the rezoning petition. As stated earlier in this report, because the petitioner in this case owns more than fifty percent of the area included in the petition, and because they are proposing a long-term Land Use Plan for this area, they have elected to include additional property that they do not presently own, but hope to acquire in the future. The owners of 2015 Brown Street have submitted a letter stating that they would like to be exempted (removed) from the rezoning petition. The applicant has indicated that they would like this property to remain within the petition.
4. The Process for any future demolition of houses the university owns between the proposed parking lots between Brown and Gaines Streets: A concern has been raised regarding the process for any future demolition of these homes. To address this concern, staff is recommending that a note be added to the Land Use Plan submitted by SAU stating that existing homes may be used for residential purposes or if they are removed the land may be used for open space but must be finish-graded and planted with grass. SAU has indicated that they agree to such a use restriction but they do not have a set time table for when these homes would be demolished. Staff notes that it may not be feasible for SAU to agree to demolish these homes within one agreed-to time frame, not knowing when they will be able to be acquired.
5. Other Resident Concerns: Of the 357 notices that have been sent to property owners within 500 feet, staff has received a relatively small number of returned notices, other letters, and e-mails. These are

provided for the Commission's consideration (refer to attachments). Staff believes that most of these concerns about the details of the submitted Land Use Plan may be addressed through our future administrative review of proposed campus building and parking projects. However, if there is anything in particular that the City Plan and Zoning Commission would like to address through its review, then staff welcomes additional input and potential conditions to address any concerns.

## **FINDINGS**

1. The proposed rezoning promotes the public health, safety, comfort, convenience and general welfare, and complies with the policies and official plans of the City, pending the City Council's approval of an amendment to the City's Comprehensive Plan to reflect the expanded *Proposed Land Use Map* designation of Civic Institutional District (DC), consistent with the boundaries of the proposed rezoning to "PID".
2. The trend of recent campus development in the area of the subject property is consistent with the requested rezoning, as St. Ambrose University has expanded its main campus westward with the construction of several surface parking lots, through the acquisition of single-family homes located west of Gaines Street, and with the construction of a new dorm building located at the southwest corner of Harrison and Lombard Streets.
3. The requested zoning classification permits both the existing uses and planned university uses through the adoption of a required Land Use Plan and related supporting documents which will govern future campus development.
4. The rezoning to "PID, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

## **STAFF RECOMMENDATION**

Staff recommends the City Plan and Zoning Commission accept the above findings and forward the request for a Zoning Map Amendment (Rezoning) from the "R-4" (Moderate Density Dwelling District) and "C-2" (General Commercial District) to "PID" (Planned Institutional District) for all property within the main campus, including all parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets, but specifically excluding parcels B0059-40, B0059-44, and B0059-49 (Case No. REZ12-01) to the City Council with a recommendation of approval subject to the several conditions. The following motion is suggested:

***I move we accept the above findings and forward the request for a Zoning Map Amendment (Rezoning) from the "R-4" (Moderate Density Dwelling District) and "C-2" (General Commercial District) to "PID" (Planned Institutional District) for all property within the main campus, including all parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets, but specifically excluding parcels B0059-40, B0059-44, and B0059-49 (Case No. REZ12-01) to the City Council with a recommendation of approval subject to the following conditions.***

- 1. That the submitted Land Use Plan and all related building renderings and other required documents shall control the future land use and development of the subject "PID" Planned Institutional District.**
- 2. That the City Plan and Zoning Commission hereby recommends, and the City Council shall approve, that the Proposed Land Use Map in the City's Comprehensive Plan shall be amended to reflect the expanded Proposed Land Use Map designation of Civic Institutional District (DC), consistent with the boundaries of the proposed rezoning to "PID".**

Prepared by:



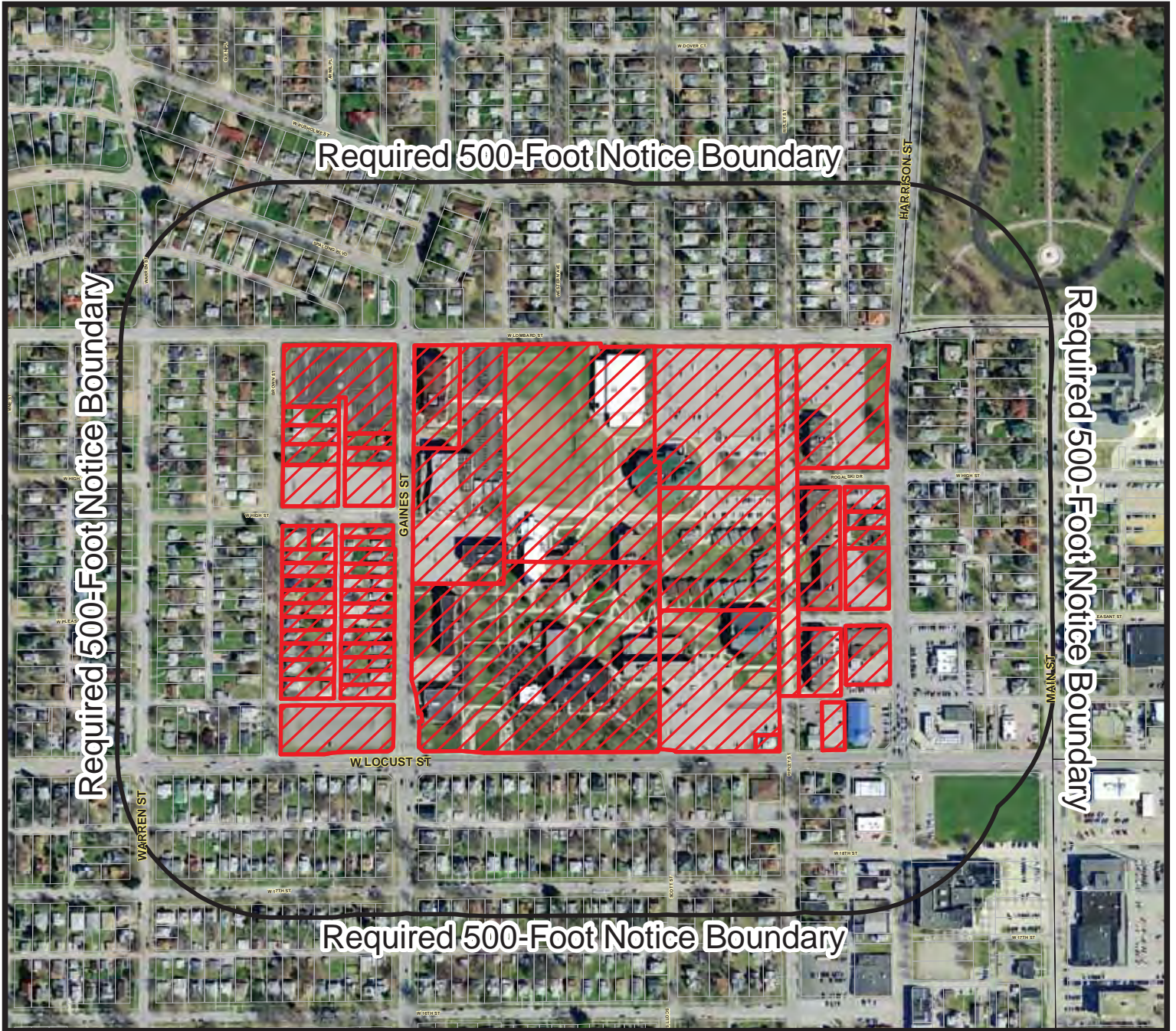
Michael J. Schwarz, AICP, Planner III

Attachments:

- Exhibit A - Aerial Photo / 500-Foot Notice Map
- Exhibit B - Zoning Map
- Exhibit C - *Davenport 2025* Proposed Land Use Map
- Exhibit D - Petition, Application, and Supporting Materials
- Exhibit E – Correspondence Received to Date



# City Plan and Zoning Commission Case No. REZ12-01 St. Ambrose University Main Campus Rezoning 500-Foot Notice Map



Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.

## Legend



Parcels included in Rezoning Petition

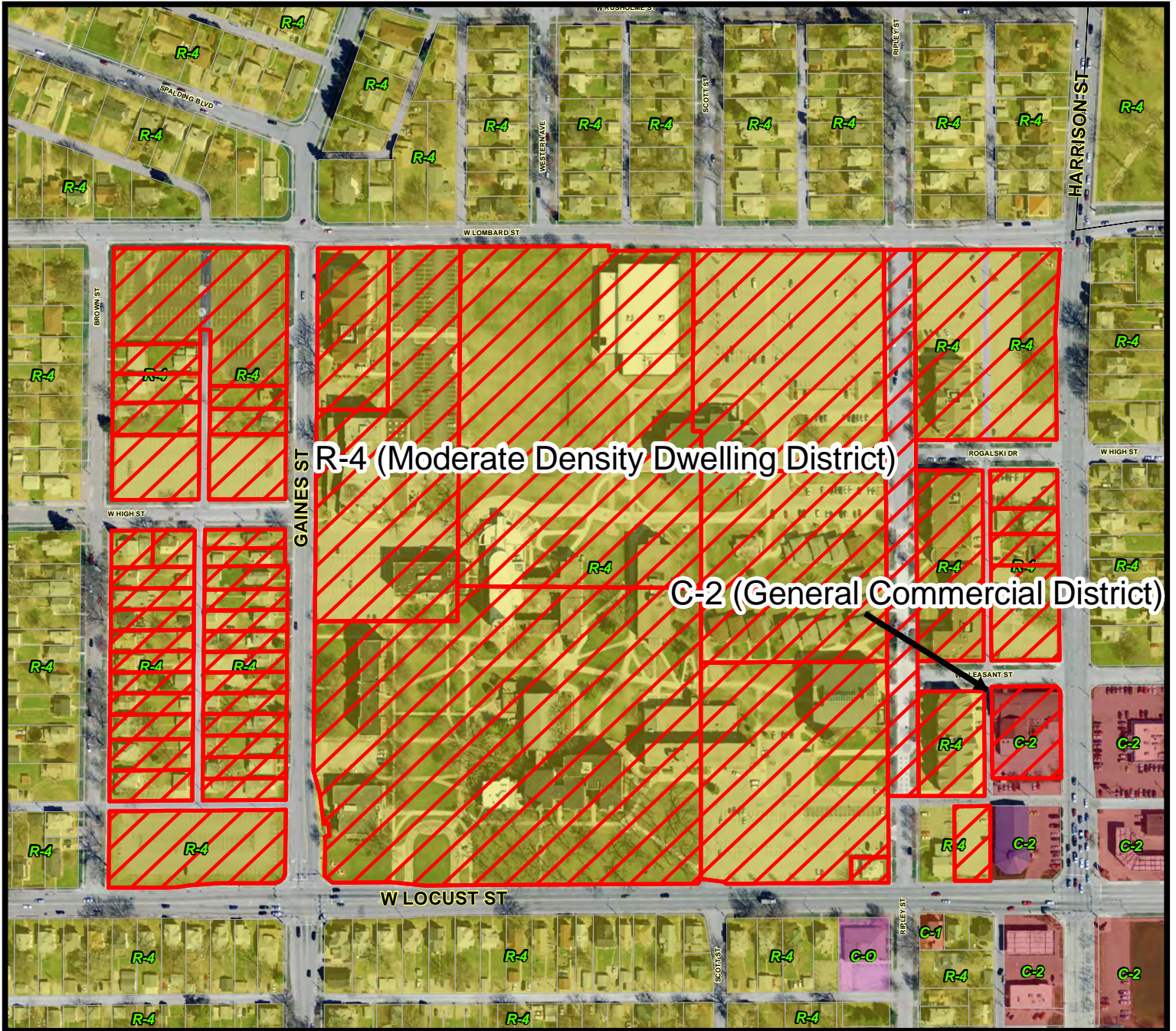




# City Plan and Zoning Commission Case No. REZ12-01

## St. Ambrose University Main Campus Rezoning

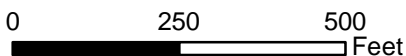
### Existing Zoning Map



Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.

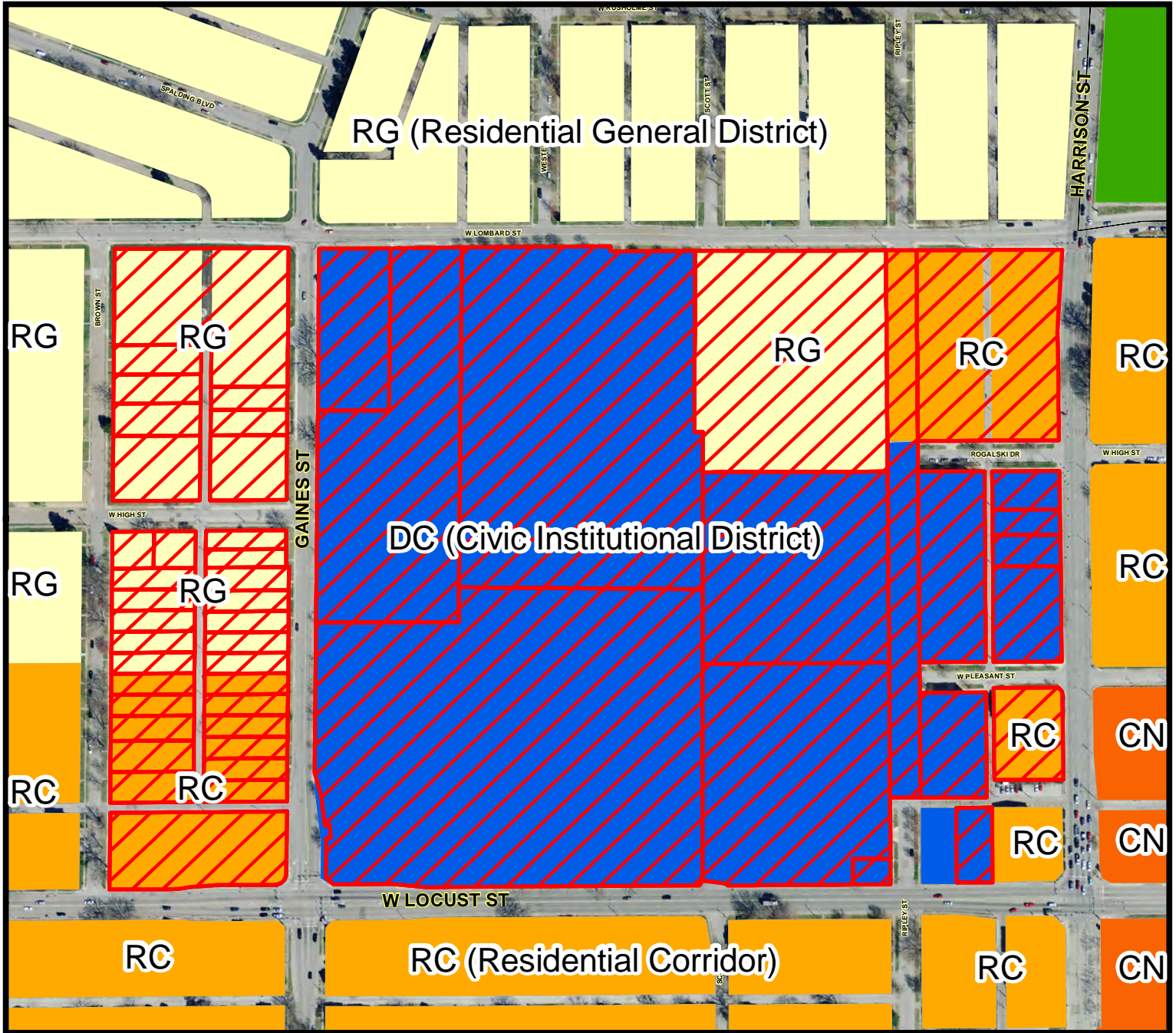
### Legend

 Parcels included in Rezoning Petition





# City Plan and Zoning Commission Case No. REZ12-01 St. Ambrose University Main Campus Rezoning Davenport 2025 Proposed Land Use Map



Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.

## Legend

 Parcels included in Rezoning Petition

0 250 500 Feet



Honorable Mayor and City Council  
City Hall  
Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981 of the City of Davenport, Iowa by changing the zoning classification

from Existing  
to PID

for the following legally described real property:

Land between Locust, Lombard, Brown and Harrison Streets.  
excluding parcels ~~B0059-43A~~<sub>40</sub> and B0059-44 and B0059-49.

Respectfully submitted,

St. Ambrose University

Michael Oster VP Finance

Date: Dec. 6, 2011

REZONING REQUEST NO. REZ12-01  
 OFFICE OF PLANNING AND LAND USE  
 COMMUNITY PLANNING & ECONOMIC DEVELOPMENT  
 CITY OF DAVENPORT

City Hall \* Second floor  
 Phone: (563) 326-7765  
 Fax: (563) 328-6714

Legal Description:

ADDRESS OF PROPERTY: 518 West Locust St. EXISTING ZONING: \_\_\_\_\_  
 REQUESTED ZONING: P1D  
 TOTAL AREA: 49 acres

PETITIONER: Name: St. Ambrose University  
 Address: 518 West Locust Street  
 Phone: 333-6000 FAX: 333-6330  
 Mobile Phone: N/A Email: N/A  
 Interest in land: Owner title holder Same other \*\*  
 \*\* if petitioner is other than title holder, documentation will be required to show control of property - accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: Same  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
 Mobile Phone: \_\_\_\_\_ Email: \_\_\_\_\_

CONTACT PERSON: Name: Mike Poster  
 Address: 518 West Locust Street  
 Phone: 333-6339 FAX: 333-6330  
 Mobile Phone: 343-4868 Email: postermichael@sauc.edu

EXPLANATION OF REZONING (for Public Hearing Notice) P1D request

Does the property contain a drainageway or floodplain area:  Yes  No

Signature of Petitioner: Michael Poster Date: 11-15-11

Rezoning Fee Schedule:

Land Area	Fee
Less than 1 acre ( $< 1$ acre)	\$400
One acre to less than ten acres ( $\geq 1$ acre $< 10$ acres)	\$750 plus \$25/acre *
Ten acres or more ( $\geq 10$ acres)	\$1,000 plus \$25/acre*

\* plus \$5.00 per sign; 1 to 3 signs required depending upon the size of the subject property

## **Current Situation**

### **General:**

St. Ambrose University (the "University") is a private, Catholic, coeducational, liberal arts institution of higher education. The University is organized as an Iowa nonprofit corporation and is a tax-exempt charitable organization described in Section 501(c)(3) of the Internal Revenue Code. The main campus of the University is located at 518 West Locust Street in Davenport, Iowa on a tract of approximately 49 acres. The main campus is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. The campus proper appears to end at Gaines Street to the west but the University owns a majority of the houses and property between Gaines and Brown Street.

### **University Buildings:**

The University's main campus has 20 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage is listed below:

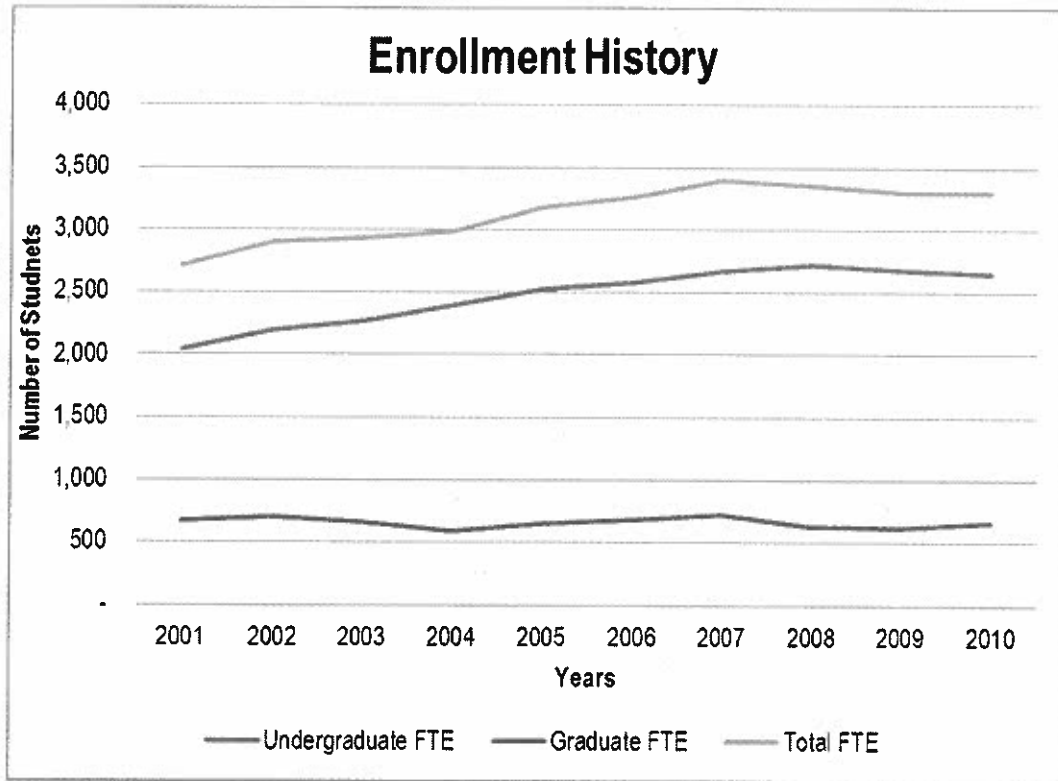
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Le Claire Hall – Shop and offices for the University's Physical Plant Departments (Maintenance and Housekeeping)
- McMullen Hall – Classroom and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with faculty and staff offices in the basement.
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- West Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (93 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Currently contains two floors of residence halls (53 beds) as well as classrooms and labs on the 1st floor and in the basement.
- Rohlman Hall – Residence hall (201 beds).
- Physical Education Center and Lee Lohman Arena – Competition arena, weight rooms, fitness areas, locker rooms, and faculty and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- Bechtel Hall – Residence hall (140 beds).
- Tiedemann Hall – Residence hall (126 beds).
- Hagen Hall – Residence hall (140 beds).
- Franklin Hall – Residence hall (204 beds).
- Bookstore – Houses the University bookstore and coffee shop.
- Library – Houses the University's library and informational technology departments.
- Cosgrove Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse style residence hall (104 beds).

The University also owns numerous houses that are leased to undergraduate students. These houses hold 126 beds.

### **Enrollment:**

The University's enrollment has increased 21.7% since 2001, but total enrollment (FTE) has actually decreased 2.7% since 2007. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment

increasing 29.9% since 2001 and decreasing 1.08% since 2007. Graduate enrollments are down 2.9% since 2001 and 8.9% since 2007. A chart showing total enrollment, undergraduate enrollment and graduate enrollment is shown below:



**Student Housing:**

The University's residence halls hold 1,535 students in the fall of 2011. This includes 126 beds located in off-campus houses. This does not include 40 overflow beds located in the lounges of the residence halls. With the overflow lounges included, total residence hall capacity in the fall of 2011 equals 1,575 beds. With the construction of North Hall on the corner of Lombard and Harrison Streets, total capacity will increase to approximately 1,750 beds for the fall of 2012.

In the fall of 2011 the University houses approximately 65% of its full-time undergraduates on campus. In the fall of 2012, this percentage is expected to increase to 73%.

**Parking:**

In the fall of 2011 the University has 1,560 main campus parking spaces. With the construction of the 138 parking spaces between Gaines and Brown Street, the 108 spaces at the St. Vincent's Center and the loss of 73 spaces due to the construction of North Hall, the University will have 1,733 parking spaces on the main campus. This does not include parking spaces at the Health Science Building or at the CCSD Building on Pleasant Street.

**Future Projections**

In the spring and summer of 2010 the University went through a Strategic Enrollment Planning process to answer the question of how big the University should become over the next ten years (until 2020). This process was facilitated

by Noel Levitz, a noted enrollment management firm. The end result of this process was a 2020 enrollment target of 4,250 students. The changes in enrollment are projected to be as follows:

Undergraduate - Current enrollment of 2,575 students to 2,750 students, a 6.8% increase.

Graduate - Current enrollment of 850 students to 1,000 students, a 17.65% increase.

Adult - Current enrollment of 250 students to 500 students, a 50.0% increase.

The key distinction between these student groups is the locations where they take classes and the time they generally visit campus. The University currently has 850 graduate students, but only 333 are full-time students. The majority of the University's full-time graduate students are enrolled in our Health Science programs and take classes at the Center for Health Science Education at Genesis. The rest of the graduate students are generally working adults who take classes at night. Our adult students take classes at our 54<sup>th</sup> Street location and rarely ever visit the main campus. As they are also generally working adults, their classes are also held at night. Therefore, approximately 70% of the projected increase in enrollment through 2020 will be working adults who will either take classes at 54<sup>th</sup> Street or who will only visit campus at night when classroom and parking demand is low. The increase in traditional age, residential students is projected to be 175 students over the next 10 years, or only 17-18 students per year. This increase is not projected to come from larger first year or transfer classes, but from increased retention of our students.

### **Campus Facilities Master Plan**

In the fall of 2010 the University hired VOA and Associates from Chicago to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2020. This plan identified the following facilities needs over the next 10 years:

Buildings needing significant renovation:

- Ambrose Hall
- Le Claire Hall
- Davis Hall
- Galvin Fine Arts Center

Buildings needing some renovation:

- Physical Education Center and Lee Lohman Arena
- Lewis Hall
- Hayes Hall
- Cosgrove Hall
- Bookstore

New structures needed:

- Addition to the Physical Education Center and Lee Lohman Arena
- New lobby and addition on to Galvin Fine Arts Center
- 256 space parking structure at the corner of High and Gaines Streets
- Two new residence halls to replace the Townhouses.
- Improvements already approved by the Zoning Board of Adjustment and not a part of this request:
  - A new residence hall at the corner of Lombard and Harrison Streets
  - Parking lots between Gaines and Brown Streets south of High Street
  - Parking lots between Gaines and Brown Streets south of the Locust Street lot.

## **Required Information**

### **Completed Application:**

See Appendix I

### **Boundary Survey:**

A boundary survey was not completed for this site as the University's main campus is well defined. The campus is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns a majority of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between Gaines and Brown Streets can be found in Appendix II. The shaded areas are owned by the University.

### **Drawing of the Development:**

See attached map of the proposed development plan in Appendix III, sheet 3.

### **Number of Gross Acres in the Project**

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 49.

### **Existing and Proposed Parking Spaces**

For the existing and proposed total number of parking spaces, please refer to page 44 of the Walker Parking Consultants study dated April 28, 2011. This page tracks the number of parking spaces that will be lost and added as the University implements its 2011 Campus Facilities Master Plan. It can also be found in Appendix V.

Since this report was published there have been a few changes to the number of spaces to be added and deleted. The number of spaces lost due to the construction of the new residence hall was reduced from 80 to 73. In addition, the number of parking spaces added south of High Street was reduced from 61 spaces each to 54 spaces each. Finally, the number of parking spaces added north of the Locust Street lot was increased from 65 spaces to 108 spaces. An updated table of net parking spaces can be seen below.

#	Initiative	Net Spaces
	Projected long-term parking deficit	(205)
1	Cosgrove lot reconfiguration	-
2	Reconfigure the Bechtel Lot for proposed residence hall	(73)
3	Increased visitor parking at Rogalski Center	-
4	Upper Galvin Lot reconfiguration	(41)
5	Potential parking lot	54
6	Potential parking lot	54
7	Potential parking lot	108
8	Remove permit assignments for lots west of Gaines Street	-
9	Add 28 additional HC Accessible spaces required by ADA	(10)
10	Remote parking lot at St. Vincent's Center	108
B-1	Reserved for future campus building (commuter lot reduced)	(31)
B-2	Reserved for future campus building	-
11A	Consolidated lot north of High, west of Gaines Street	-
11B	Two-level parking structure north of High, west of Gaines	227
		191

This would indicate the University would have 191 excess parking spaces in 10 years. However, per page 24 of the Walker Parking Consultants study, in calculating the long-term parking deficit, Walker counted the 159 on-street parking spaces as part of the University's inventory. If these 159 spaces are excluded from the inventory, the University will have a surplus of only 32 spaces.

### **Parking Ratios**

With the implementation of zone parking, many of the lot assignments the University used in the past have gone away. The lots west of Gaines Street are used by a combination of commuter students, residential students and faculty and staff. This self-selection of the most convenient parking has increased the usage of these lots over the first few months of fall 2011 classes. However, because these lots are shared by multiple users throughout the day, it is not possible to calculate a parking ratio for each user group. The Walker Parking Consultants study does estimate the demand for parking to grow to 1,949 by 2020. Under the University parking plan, there will be 1,751 parking spaces by 2020, or a ratio of .90 spaces per user. If the 83 spaces at the Center for Health Science Education and the 44 spaces at Locust and Marquette are included in the counts, the ratio increases to .96 per user.

### **Existing and Proposed Lot Coverage**

See Appendix III, sheet 1. The current lot coverage from buildings equals 7.5 acres, and is 11 acres for parking lots. This currently leaves 30.5 acres that are non-structural (green space). The proposed development plan would have 11 acres of buildings, 12.5 acres of parking and 25.5 acres of green space.

## **Existing Land Use and Zoning**

The main campus of the University at 518 West Locust Street is zoned E – Exempt as the University is exempt from paying property taxes provided the use of the property is consistent with its exempt status. The property surrounding the main campus is zoned as follows:

West – Zoned R – Residential

South – Primarily zoned R – Residential. However, there are some apartment buildings/duplex' zoned C-Commercial. In the area southeast of campus the complexion of the properties changes to C – Commercial. Commercial properties in this area include the Kwik Shop, Greatest Grains, QC Automotive Paint, Main at Locust Pharmacy and a mix of other apartments and retail establishments. The area southeast of campus also includes JB Young Middle School, a public school that house students in grades 6-8.

East – Similar to the area south of campus, the area to the east is primarily R- Residential, but it switches to C - Commercial properties as you move to the south east. This area includes a Village Inn, KFC Restaurant, a Shell Gas Station, a chiropractic office, dental offices and other miscellaneous retail. Other exempt properties east of the main campus include St. Paul Lutheran Church and Vander Veer Park.

North – Zoned R – Residential

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, these are typically residential properties and the commercial businesses listed above.

## **Existing and Proposed Services**

Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix III, sheet 4.

## **Site Constraints**

See Appendix III, sheet 5. Many of the slopes in excess of 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rohlman Hall and north of the Christ the King Chapel. The majority of the locations on the edge of campus can be found along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a waterway that runs from the storm water area north of Ambrose Hall, between Rohlman and Hayes Halls, and continues to move north and west until it reaches the storm system around West Hall. This waterway is also indicated in Appendix III, sheet 5.

Soil conditions can be found at Appendix III, sheet 1. While there do not appear to be any issues, soil boring tests will be necessary after the new structures are designed.

## **Topographical Map**

Topographical map for the main campus can be seen in Appendix III, sheet 5. St. Ambrose will also obtain a survey for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.

### Existing and Proposed Square Footage and Floor Area Ratio of Buildings

The existing and proposed total square footage and floor area ratio of buildings is as follows:

	<b>Square Footage</b>	<b>Floor Area Ratio</b>
<b>Existing:</b>		
Ambrose Hall	97,900	24,390
Le Claire Hall	23,400	12,822
McMullen Hall	25,500	8,146
Davis Hall	41,600	7,554
Lewis Hall	35,000	8,601
Galvin Fine Arts Center	75,500	29,615
West Hall	58,000	11,620
Christ the King Chapel	29,400	19,150
Hayes Hall	27,520	*
Rohlman Hall	49,700	11,100
PE Center and Lee Lohman Arena	45,300	31,884
Rogalski Center	64,400	22,033
Bechtel Hall	34,400	9,004
Tiedemann Hall	37,900	22,977
Hagen Hall	49,700	**
Franklin Hall	46,700	12,444
Bookstore	8,900	9,174
Library	58,800	15,129
Cosgrove Hall	77,600	20,470
University Townhouses	60,600	17,631
North Hall (under construction)	54,200	13,955
<b>Proposed:</b>		
Residence Hall One	54,200	13,600
Residence Hall Two	54,200	13,600
PE Center Addition	***	49,200
Galvin Fine Arts addition	***	14,500
Parking deck	***	40,000

\* Hayes Hall floor area is included in the Christ the King Chapel total.

\*\* Hagen Hall's floor area is included in the Tiedemann total.

\*\*\* Not determined at this time.

**Existing and Proposed Building Locations**

A map showing the existing and proposed building pad locations can be seen in Appendix III, sheet 3. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

	Square Footage	Stories	Gross Floor Area	Uses
<b>Existing:</b>				
Ambrose Hall	97,900	4	24,390	Classrooms; offices
Le Claire Hall	23,400	2	12,822	Physical Plant
McMullen Hall	25,500	2	8,146	Classrooms; offices
Davis Hall	41,600	4	7,554	Residence Hall
Lewis Hall	35,000	3	8,601	Classrooms; offices
Galvin Fine Arts Center	75,500	3	29,615	Auditorium, classrooms
West Hall	58,000	4	11,620	Classrooms; residence hall
Christ the King Chapel	29,400	1	19,150	Chapel; offices
Hayes Hall	27,520	3	*	Classrooms; residence hall
Rohlman Hall	49,700	4	11,100	Residence Hall
PE Center and Lee Lohman Arena	45,300	2	31,884	Arena; weightroom; fitness
Rogalski Center	64,400	2	22,033	Student Services; offices
Bechtel Hall	34,400	4	9,004	Residence Hall
Tiedemann Hall	37,900	4	22,977	Residence Hall
Hagen Hall	49,700	4	**	Residence Hall
Franklin Hall	46,700	4	12,444	Residence Hall
Bookstore	8,900	1	9,174	Bookstore; coffeeshop
Library	58,800	3	15,129	Library
Cosgrove Hall	77,600	5	20,470	Residence Hall
University Townhouses	60,600	2	17,631	Residence Hall
North Hall (under construction)	54,200	4	13,955	Residence Hall
<b>Proposed:</b>				
Residence Hall One	54,200	4	13,600	Residence Hall
Residence Hall Two	54,200	4	13,600	Residence Hall
PE Center Addition	-	2	49,200	Weightroom; fitness
Galvin Fine Arts addition	-	3	14,500	Classrooms; offices
Parking deck	-	2	40,000	Parking

\* Hayes Hall floor area is included in the Christ the King Chapel total.

\*\* Hagen Hall's floor area is included in the Tiedemann total.

\*\*\* Not determined at this time.

### **Location of Existing and Proposed Parking**

A map showing existing and proposed parking areas can be seen in Appendix III, sheet 3.

### **Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas**

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix III, sheet 3.

### **Location of Existing and Proposed Landscaping and Buffering**

A map showing the existing and proposed landscaping and buffering can be seen in Appendix III, sheet 4.

### **Location and Configuration of Existing and Proposed Access Points**

A map showing the location and configuration of existing and proposed access points can be found in Appendix III, sheet 3.

### **Storm Water Management Plan**

A storm water management plan, prepared by Missman, Inc. can be found in Appendix IV.

### **Location of Existing and Proposed Signage**

A map showing the location of all existing and proposed free standing signage can be seen in Appendix III, sheet 3.

### **Traffic Impact Study**

As the University is not planning on significant growth over the next ten years, the Traffic Engineer for the City of Davenport is not requesting a full Traffic Impact Study. However, he did provide maps from the Iowa Department of Transportation that show the traffic counts on the main roads and intersections around the University's main campus.

Locust Street, east of Brady Street, has automobile traffic of 19,100 vehicles on a daily basis. Locust Street, west of Brady Street has automobile traffic of 17,200 vehicles on a daily basis. Harrison Street, north of Locust Street has automobile traffic of 19,300 vehicles and south of Locust Street it has 11,900 vehicles. Gaines Street, north of Locust Street has automobile traffic of 1,690 vehicles and south of Locust Street it has 6,500 vehicles.

To put the University's planned growth into context, undergraduate enrollment is expected to increase by 175 students over the next ten years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 175 cars added to the traffic counts listed above will not have a significant impact, even if they access these roads during the rush hour times during the morning and afternoon.

The 150 additional graduate students will also have very little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students are mainly part-time and attend classes after 5:00 pm. Once again, 150 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours.

Finally, the 250 new adult students will have no impact on the traffic counts around the University's main campus as they attend classes at our 54<sup>th</sup> Street location.



**St. Ambrose Planned Institutional Development – Storm Water Narrative**

**November 15, 2011**

Proposed Parking Lots P15, P16, and P17

Storm water runoff from the parking lots of P15, P16, and P17 between Brown and Gaines Streets shall be collected via storm inlets and underground detention. Storm water runoff from the three proposed parking lots will be detained with underground detention below the perspective parking lots storing the 100-year proposed storm event and releasing at the 5-year existing runoff release rate per city of Davenport storm water runoff requirements. Storm water outflow from the proposed underground detention system shall be conveyed to the north via proposed storm sewer within the west boulevard of the Gaines Street right of way. The storm sewer will continue to the North where it will tie into the existing City of Davenport storm sewer system at the southwest corner of the intersection of Gaines and West Lombard Street.

Proposed Parking Structure P14

Existing underground detention below parking lot P1 between Gaines Street and Brown Street, and boarded by West Lombard to the north, will be modified to accept additional runoff produced from the proposed parking structure P14. All runoff conveyance and detention will be per city of Davenport storm water runoff requirements and will detain the 100-year proposed event and release at the existing condition 5-year event.

Proposed Building B66

No additional impervious surfaces are being proposed. Therefore, no adjustments to storm water runoff will be made.

Proposed Building B67

Runoff created from the Lee Lohman athletic addition B67, will be directed to the south to the adjacent green space. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release rate per the City of Davenport storm water ordinance.

Proposed Buildings B68 and B69

All runoff produced from proposed buildings B68 and B69 will be directed to the adjacent greenspace. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release per the City of Davenport storm water ordinance.

# ST. AMBROSE UNIVERSITY

## COMPREHENSIVE PARKING STUDY AND PARKING MASTER PLAN



**WALKER**  
PARKING CONSULTANTS

APRIL 28, 2011

WALKER PROJECT #31-7198.00

Figure 12: Long-Term Parking Initiatives

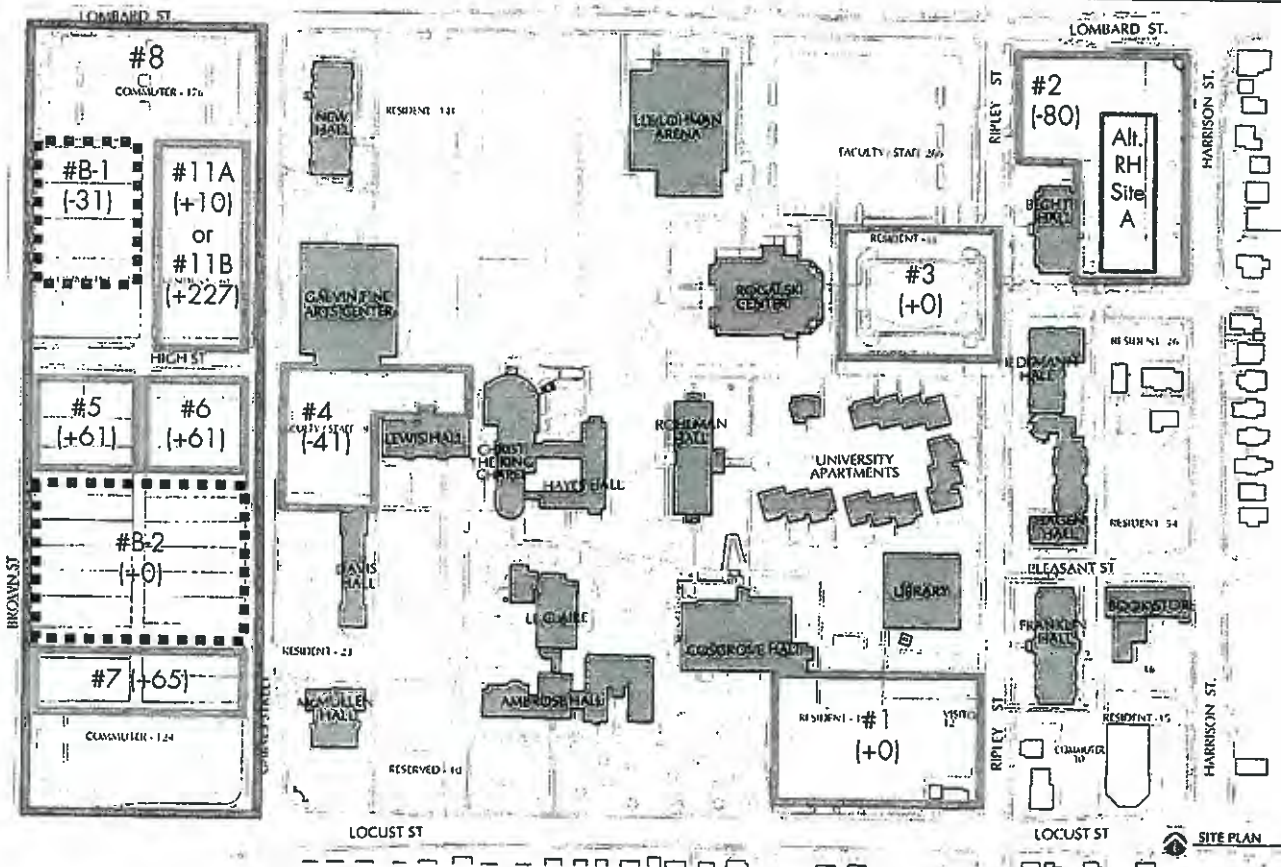


Table 25: Summary of the Near-Term and Long-Term Initiatives

# Initiative	Net Spaces in Scenario	A	B
Projected long-Term Parking Deficit		-205	-205
1 Cosgrove Lot reconfiguration		0	0
2 Reconfigure the Bechtel Lot for proposed residence hall		-80	-80
3 Increased visitor parking at Rogalski Center		0	0
4 Upper Galvin lot reconfiguration for Galvin Center Addition Concept		-41	-41
5 Potential parking lot		61	61
6 Potential parking lot *		61	61
7 Potential parking lot *		65	65
8 Remove the permit assignments for lots west of Gaines Street		0	0
9 Add 28 additional HC Accessible spaces required by ADA		-10	-10
10 Remote parking lot at St. Vincent's Center		108	108
B-1 Reserved for future campus building (commuter lot reduced from 61 spaces to 30 spaces)		-31	-31
B-2 Reserved for future campus building		0	0
11A Consolidated lot north of High, west of Gaines Street *		10	na
11B Two-Level Parking Structure north of High, west of Gaines (256 spaces less 29 spaces displaced)		na	227
Sum of the Initiatives		143	360
Remaining Deficit		-62	155

Source: VOA and Walker Parking Consultants



The following calculations based on these assumptions, not including the residence hall and other master plan displacements, show that the 2020 parking system is projected to be inadequate if no new parking is constructed. The demand ratios are based on the Grand Total parking demand by user group, so on-street parking demand is implicitly included. The following table describes the fall 2020 design deficit. The projected impacts of the master plan parking initiatives, which include anticipated displacements and proposed near-term and long-term parking improvements, are discussed on page 38 through page 45 of this report.

**Table 17: Fall 2020 Campus Parking Adequacy if On-Street Parking is Included**

User Group	User Group Statistic	Demand Ratio	Parking Demand	Effective Supply	Design Adequacy
Reserved	820 Fac/Staff/Employees	0.04	33	29	(4)
Faculty/Staff	820 Fac/Staff/Employees	0.40	328	359	31
Resident Student	1,730 Residents	0.56	969	829	(140)
Commuter	2,520 Commuter Students	0.21	529	341	(188)
Visitor	820 Fac/Staff/Employees	0.11	90	37	(53)
<b>Total</b>			<b>1,949</b>	<b>1,595</b>	<b>(354)</b>

Design Capacity Needed to Absorb On-Street Parkers

2020 Supply Deficit	354
÷ Effective Supply Ratio	0.95
<b>New Design Capacity Needed</b>	<b>373</b>

Source: Walker Parking Consultants

If on-street parking is allowed to continue "as is," the design capacity needed is reduced by the number of on-street spaces that were previously included. Thus, the "do nothing" scenario for on-street parking is represented by the following calculation.

**Table 18: Fall 2020 Design Capacity Needed if On-Street Parking Continues "As Is"**

Design Capacity Needed if On-Street Parking Continues "As Is"

2020 Supply Deficit	354
On-Street Parking Retained (Subtract On-Street Parking)	(159)
2020 On-Campus Deficit	195
÷ Effective Supply Ratio	0.95
<b>New Design Capacity Needed</b>	<b>205</b>

Source: Walker Parking Consultants