



## RiverVision Plan Update: Mixed-Use District Analysis

*Davenport, Iowa*

Hunden Strategic Partners (HSP) and Hargreaves Associates were engaged by the City of Davenport to provide an update to the 2004 RiverVision Plan. HSP was responsible for analyzing the current downtown real estate market for:

- Office,
- Retail,
- Restaurant,
- Hotel, and
- Residential developments.

In this study, HSP professionals analyzed the existing local market, as well as relevant developments and amenities that existed or were planned along the riverfront, including a marina, parks, and boat ramps, as well as multifamily housing and office, restaurant and retail space. A comparable riverfront analysis showed larger cities with riverfronts focused on large public/private developments that would draw visitors from a large area, while smaller cities have had success with locally focused amenities. HSP recommended that any City investment in commercial development along the riverfront be focused on creating a critical mass of restaurants and amenities that could serve as a continuous draw for visitors and residents alike.

**Client:** City of Davenport

**Time Period:** 2013 - 2104