# **TRADITIONAL DOWNTOWN DESIGN GUIDELINES**

### COUNCIL BLUFFS, IOWA

#### **Traditional Downtown District:**





Maintain urban street wall by siting buildings along the front property line and abutting infill development to existing buildings

Locate parking behind buildings and provide access from side streets or alley

Encourage cross-access parking easements to minimize curb cuts and enhance circulation

#### Scale & Massing Principles:



Create sidewalk scale consistent with existing buildings (2 to 3 stories)

Use vertical massing and architecture elements to create pedestrian scale on front and side facades (every 8-10 feet)

Create focal points on prominent corners or entry points

Encourage the use of flat roofs with decorative parapets that reflect traditional downtown design and hide rooftop mechanical equipment



Provide building access from

Prohibit drive-thru functions

Screen commercial properties

from non-commercial areas

tive fencing that delineates

downtown and residential

district boundaries

with landscaping and decora-

that disrupt the pedestrian

front sidewalk and rear parking

Articulate commercial entrances with recessed doorways typical of other traditional buildings in downtown

Identify different "zones" (i.e. commercial frontage, signage and awning area, upper cornice) of the facade with horizontal elements (i.e. cornices, materials, massing elements)

### **Roofline Cornice Upper Story Uses** Commercial Cornice Awning and Signage Zone Ground Floor Commercial

New development in the traditional downtown area should reflect the scale and character of the historic structures, while being distinctly of a new generation. The use of traditional building materials and modern materials used as traditional formal elements can maintain the historic texture and create a vibrant downtown pedestrian environment.



areas

environment

### **Architectural Standards**

#### Design Expression:

- Overall building design and detail elements should reflect a vertical orientation consistent with traditional downtown design

- Buildings should contain traditional façade elements:

- 18" Knee wall
- · Commercial window frontage
- Pilasters
- Awning/signage zone
- Commercial cornice
- Upper story façade
- Upper story cornice

- Building elements should relate to surrounding buildings in scale and elevation

- Pilasters should be used to subdivide the commercial window frontage at an appropriate rhythm and proportion relative to surrounding buildings



**Desirable Character** 



**Desirable Character** 

#### Fenestration:

- Commercial facades should attain 55% fenestration (% fenestration = total window and door area, not including mullions, in the commercial frontage area/commercial frontage area between the ground plane and the bottom of the awning/signage zone)

- Commercial window trim should be designed to compliment other exterior building details

- Commercial window panes should be recessed within the frames to create a texture along the sidewalk

- Upper story windows should reflect surrounding historic buildings in terms of vertical proportion, scale and rhythm

- Upper story windows should be recessed from the façade, creating a sense of texture and avoiding flat facades

- Upper story windows should include elements of traditional downtown design, including a lower sill and a decorative hood









Fenestration Area - total window and door area, not including mullions, in the commercial frontage zone

Measuring Fenestration



**Desirable Upper Story Window Character** 

#### Exterior Materials:

- Brick should be used for upper story façades and ground floor trim so that new and renovated buildings reflect the overall texture and character of the traditional downtown area

- Materials with low durability and high maintenance needs, such as EFIS or Dryvit, should be avoided, especially on the ground floor façades

- Architectural details, such as pilasters and trim, may be a variety of materials that, when used as traditional forms, respect the historic character of the downtown while providing a modern contrast for new development





Desirable Character

**Desirable Character** 

#### Side Façades:

- Side façades should be made out of materials consistent with the front façade of the building

- Commercial window frontage should continue along the side façades of corner buildings

- Side façades on corner buildings may include awnings and signage near the corner of the building closest to the primary frontage

- Side façades on corner buildings should include similar façade elements as the primary frontage:

- Knee wall
- Commercial window frontage
- Awning/signage zone
- Commercial cornice
- Upper story façade
- Upper story cornice

- Side facades may be less complex than front façades in terms of detail and ornamentation, but similar consideration should be given to window proportion and rhythm, and the use of exterior materials

- Side façades on mid-block buildings should be relatively plain and may be built to the side lot line reflecting traditional downtown development patterns



 Window proportion, rhythm and materials are consistent with front façade



**Desirable Character** 

### **Architectural Standards**

#### Rear Façades & Entrances:

- Rear facades should use the same material palette as the front façade

- While the rear facade may be less detailed than the front or side facade, it should reflect the overall character of the building design in terms of scale, materials, and window proportion and rhythm

- Rear commercial entrances should provide direct and clearly marked pedestrian access from rear public or private parking areas

- Rear entrances should include awning, signage, and/or lighting elements that reflect the design of the front façade and help identify business uses

- The signage or awnings used on rear entrances should indicate the name of the ground floor business and street address



**Desirable Character** 



**Desirable Character** 



**Undesirable Character** 

- Rear entrances lack clearly marked entrances and signage

#### Signage:

- An appropriate location for storefront signage should be included in the design of the front façade in the awning and signage zone

- Signage should be at a size appropriate for pedestrian legibility and walking pace

- Signs that include moving parts or animated lights should be avoided

- Business logos and addresses may be incorporated into the design of ground floor awnings



**Desirable Character** 



**Desirable Character** 



**Desirable Character** 



**Undesirable Character** - Signage is out of scale for a pedestrian-oriented district

#### Awnings:

- Historically, not all buildings in Downtown Council Bluffs had awnings; therefore, awnings are not a required design element for new development

- Ground floor awnings should be designed to be installed within a clearly articulated awning/signage zone, and should be installed at a height consistent with surrounding traditional buildings

- Awnings should be straight to reflect the character of awnings shown in historic downtown documentation

- Awnings should be made out of fabric, and may be retractable. Metal awnings should not be used

-Awnings should not be internally illuminated



**Desirable Character** 



Undesirable Character - Awning forms, colors and materials should reflect traditional precedents

#### Utility & Mechanical:

- Building HVAC systems should be placed on roof tops and invisible from the front sidewalk, or at grade behind the building and fenced with an enclosure that reflects the design of the building

- Whenever possible, utility meters should be located so that they are not visible from front or side sidewalks

- Any ventilation vents that must be outlet through an exterior wall should be placed on the rear façade, if possible

- Any ventilation vents that must be visible from the front or side sidewalk due to interior building design or operations should be designed to appear as a decorative element



### Landscape Standards

D

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(D) Large Deciduous Trees 25' O.C. along surface parking lots





## Landscape Materials

Plant List:

Large	Large Deciduous Trees							
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing		
AFC		Acer	x freemani 'Celzam'	Celebration Freeman Maple	2" cal.	40'		
COC		Celtis	occidentalis	Hackberry	2" cal.	40'		
FAA		Fraxinus	americana 'Autumn Purple'	White Ash	2" cal.	40'		
FPP		Fraxinus	pennsylvanica 'Patmore'	Patmore Ash	2" cal.	40'		
FPS		Fraxinus	pennsylvanica 'Summit'	Summit Ash	2" cal.	40'		
GTS		Gleditsia	triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" cal.	40'		
GTI		Gleditsia	triacanthos inermis 'Skyline'	Skyline Honeylocust	2" cal.	40'		
QBI		Quercus	bicolor	Swamp White Oak	2" cal.	40'		
QMA		Quercus	macrocarpa	Bur Oak	2" cal.	40'		
QBO		Quercus	borealis	Northern Red Oak	2" cal.	40'		
TAR		Tilia	americana 'Redmond'	Redmond Linden	2" cal.	40'		
TCG		Tilia	cordata 'Greenspire'	Littleleaf Linden	2" cal.	40'		
UCH		Ulmus	carpinifolia 'Homestead'	Homestead Elm	2" cal.	40'		

Small Ornamental Trees						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing
AGI		Acer	ginnala	Amur Maple	6' ht.	15'
		Amelachier	(various species)	Serviceberry varieties	6' ht.	15'
CCA		Cercis	canadensis	Eastern Redbud	1 1/2" cal.	15'
		Crataegus	(various species)	Hawthorn varieties	1 1/2" cal.	25'
		Malus	(various species)	Crabapple varities	1 1/2" cal.	15'
		Prunus	(various species)	Cherry varities	1 1/2" cal.	20'
SRI		Syringa	reticulata 'Ivory Silk'	Ivory Silk Japa	1 1/2" cal.	20'

Evergr	Evergreen Trees					
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing
ACO		Abies	concolor	White Fir	6' ht.	20'
PGD		Picea	glauca 'Densata'	Black Hills Spruce	6' ht.	20'
PPG		Picea	pungens 'Glauca'	Colorado Spruce	6' ht.	20'
PNI		Picea	nigra	Austrian Pine	6' ht.	20'
PME		Pseudotsuga	menziesii	Douglas Fir	6' ht.	20'

Low Deciduous Shrubs						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing
CSK		Cornus	sercea 'Kelseyi'	Kelsey's Redtwig Dogwood	15"	3' O.C.
FAD		Forsythia	Arnold 'Dwarf'	Arnold's Dwarf Forsythia	15"	3' O.C.
PFA		Potentilla	fruticosa 'Abbottswood'	Abbotswood Potentilla	15"	3' O.C.
PFT		Potentilla	fruticosa 'Tangerine'	Tangerine Potentilla	15"	3' O.C.
SBA		Spirea	bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18"	4' O.C.
SBF		Spirea	bumalda 'Froebelli'	Froebel's Spirea	18"	4' O.C.
SJS		Spirea	japonica 'Shibori'	Shibori Japanese Spirea	18"	4' O.C.
SIC		Stephanadra	incisa 'Crispa'	Crispa Stephanandra	18"	4' O.C.
SCH		Symphoricarpos	x chenault 'Hancock'	Hancock Snowberry	18"	4' O.C.
VON		Viburnum	opulus 'Nana'	Dwarf European Cran. Viburnum	18"	4' O.C.

Low Evergreen Shrubs						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing
JHB		Juniperus	horizontalis 'Blue Chip'	Blue Chip Juniper	18"	
JHP		Juniperus	horizontalis 'plumosa'	Andorra Juniper	18"	
JST		Juniperus	sabina 'Tamariscifolia'	Tam Juniper	18"	

Deciduous Shrubs_Low Hedges						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing
CSI		Cornus	sericea 'Isanti'	Isanti Redtwig Dogwood	24"	3' O.C.
EAC		Euonymus	alatus 'Compactus'	Dwarf Winged Euonymus	24"	4' O.C.
FIL		Forsythis	x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	24"	4' O.C.
SNS		Spirea	nipponica 'Snowmound'	Snowmound Nippon Spirea	24"	3' O.C.
SCH		Symphoricarpos	x chenaultii	Chenault Coralberry	24"	4' O.C.
SPM		Syringa	patula 'Miss Kim'	Miss Kim Lilac	24"	4' O.C.
VJU		Viburnum	carlesii	Korean Spice Viburnum	24"	4' O.C.
VTS		Viburnum	trilobum 'Compactum'	Dwarf American Cranberrybush	24"	3' O.C.

Evergr	Evergreen Shrubs_Low Hedges						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing	
TMD		Taxus	x media 'Densiformis'	Dense Yew	24"	3' O.C.	

Deciduous Shrubs_Tall Hedges						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing
AAL		Amelanchier	alnifolia	Saskatoon Serviceberry	36"	4' O.C.
AAR		Caragana	arborescens	Siberian Peashrub	36"	4' O.C.
CAC		Ligustrum	obustifolium 'Regelianum'	Regal Privet	36"	4' O.C.
LOR		Syringa	vulgaris varieties	Lilac varities	36"	4' O.C.
VTR		Viburnum	trilobum	American Cranverrybush Viburnum	36"	4' O.C.
VLA		Viburnum	latana	Nannyberry	36"	4' O.C.

Evergreen Shrubs_Tall Hedges						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing
JSC		Juniperus	chinensis 'Spartan'	Spartan Upright Juniper	4'	4' O.C.
TMH		Taxus	x media 'Hicksii'	Hicks Yew	4'	4' O.C.
TOD		Thuja	occidentialis 'Nigra'	Darl Green American Arborvitae	4'	4' O.C.

Groun	Groundcovers						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing	
EFS		Euonymus	fortunei var. 'Coloratus'	Purple Wintercreeper Euonymous	1 qt.	12" o.c.	
GOS		Galium	odoratum	Sweet Woodruff	Grow-Plug	12" O.C.	
HEI		Hedera	helix	English Ivy	Grow-Plug	12" O.C.	
PTJ		Pachysandra	terminalis	Japanese Pachysandra	Grow-Plug	12" O.C.	
VMP		Vinca	minor	Periwinkle	4" pot	12" o.c.	

Perenr	Perennials & Annuals						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Max. Spacing	
ATS		Asclepias	tuberosa	Butterfly Weed	Grow-Plug	18" o.c.	
ALP		Aster	laevis	Smooth Blue Aster	4" pot	12" o.c.	
		Hemerocallis	'Stella de Oro'	Stella de Oro' Daylily	1 qt.	12" o.c.	
HMP		Heuchera	micrantha 'Palace Purple'	Palace Purple Coralbells	Grow-Plug	12" O.C.	
HSE		Hosta	sieboldiana 'Elegans'	Elegans' Hosta	Grow-Plug	30" O.C.	
LSG		Liatris	spicata	Gayfeather	Grow-Plug	12" O.C.	
RFB		Rudbeckia	fulgida 'Goldstrum'	Black-eyed Susan	1 gal.	18" o.c.	
SMN		Salvia	nemorosa 'May Night'	May Night Salvia'	1 gal.	24" o.c.	
SAJ		Sedum	spectabile 'Autumn Joy'	Autumn Joy Stonecrop	1 gal.	24" o.c.	
VSS		Veronica	spicata	Speedwell	1 gal.	12" o.c.	
SC		Seasonal Color		Annuals	Square	To Be	
					Feet	Deteremined	

### Landscape Materials

#### **Ornamental Fencing:**

- Property line fencing should be used to beautify parking areas abutting the public right-of-way

- Fencing should reinforce the urban wall that is created by existing buildings

- The design and materials used for ornamental fencing should compliment the primary building and surrounding structures



**Desirable Character** 



Desirable Character



**Desirable Character** 

#### **Decorative Pavers:**

- Pavers should be used to identify significant outdoor spaces

- The type of paver should compliment the design of the primary building and create texture and contrast against public sidewalks

- Paver materials and details should compliment the public streetscape palette when possible





**Desirable Character** 



**Desirable Character** 

#### Planters:

- Raised planters should be used in open spaces to direct pedestrian flow through the plaza and to parking lots and building entrances

- Planters should be designed and landscaped to create comfortable seating and gathering areas

- The design of planters should compliment the character of the building and/or plaza in which they are located



**Desirable Character** 



**Desirable Character** 



**Desirable Character** 

### **APPENDIX A**

### **Design Submittal Requirements**

The following drawings or material samples must be provided in order to adequately assess the quality of a design proposal:

#### Site Plan illustrating:

- Primary and secondary frontage streets
- Existing or proposed alleys
- Property line
- Minimum/maximum setback lines
- Proposed building setback
- Setback of adjacent existing buildings
- Building access points
- Parking location and access
- On-site pedestrian circulation and access

#### Building Elevations identifying:

- Materials
- Detail treatments
- Adjacent building context

#### Typical Wall Section showing:

- Proposed commercial storefront elements
- Proposed upper story elements
- Window recesses and framing elements
- Roof line and parapet screen

#### Awning and Signage Plan indicating:

- Location of awning and signage zone
- Planned allowable signage areas
- Dimensions of signage areas
- Awning design and materials

#### Landscape Area Plan illustrating:

• Coded landscape areas as per the Design Guidelines

Landscape Plan identifying:

- Proposed landscape and hardscape treatments within each landscape area
- List of plant materials
- List of hardscape materials
- Sample illustrations or photographs of hardscape elements

### **APPENDIX B**

### **Design Checklist**

#### Site Planning, Massing, and Parking

Sito Planning and	Zero setback on primary and secondary frontage	
	Building access from primary sidewalk	
ALLESS	Building access from rear parking area or alley	
Parking Access	Parking located in rear	
Parking Access	Cross-access easements with adjacent parking areas	
	2-3 story sidewalk elevation	
	Façade articulation	
Docian Expression	Focal points through architectural treatments	
Design Expression	Flat roof with parapet	
	Utility areas screened	
	Screened from adjacent residential properties	

#### Architectural Design

Primary Commercial Storefront		Knee wall	
		Decorative pilasters	
		Fenestration area-55%	
		Awning & signage zone	
		Commercial cornice	
		Windows recessed min. 2" from pilasters	
		Commercial doorway recessed 3' min. from front facade	
		Decorative door	
Primary Upper Story Façade		Mindowa with min. 1.1.75 vortical proportion	<u>.</u>
		Window panes recessed min. 2" from facade	
		Decorative roofline cornice	
		Knee wall	
		Decorative pilasters	
		Fenestration area-55% in commercial window area	
		Awning & signage zone	
		Commercial cornice	
Side Façade (if ap	plicable)	Storefront windows recessed min. 2" from pilasters	
	• /	Decorative door	
		Upper story windows with min. 1:1.75 vertical proportion	
		Upper story window panes recessed min. 2" from facade	
		Upper story windows have decorative hoods and sills	
		Decorative roofline cornice	
			<u> </u>
		Rear entry is clearly signed	
		Awning is provided at rear entry	
		Lighting is provided at rear entry	
Rear Façad	de	Clear path is designated from rear alley to entry	
		Knee wall	
		Upper story windows with min. 1:1.75 vertical proportion	
		Upper story window panes recessed min. 2" from facade	
		One wall sign per tenant per street frontage	
	Wall Signage	Signage fits within the awning/signage zone	
		Signage area height is 18"-24" tall	
		Total signage area is less than 18 sg. ft. per 25' of building frontage	
		Side facade signage area is less than 18 sq. ft. (if applicable)	
Awnings and Signage	Projection Signage	Signage projects less than 6' from the building facade	
		Min vertical ground clearance of 10'	
		Total signage area is less that 30 sg. ft	
	Window	Business name or logo adhered to window	
	Signage	Max window signage area of 5 sq. ft. per street frontage	
	Awnings		
	/ minge	IAwninge match adjacent buildinge in clouation	

### **APPENDIX B**

### Design Checklist

**Building Materials** 

Commercial Storefront		Knee wall-poured concrete	
		Decorative pilasters and window mullions-wood or metal	
	Desirable	Windows-non-reflective, non-tinted	
		Awnings-fabric	
		Decorative door-wood	
	Undesirable	Reflective glass	
		Fiberglass or EIFS pilasters, trim or kneewall	
		Metal or glass awnings	
		Back-lit awnings	
		Metal frame door	
		Brick	
	Desirable	Windows-non-relfective non-tinted	
		Window frames-wood or metal	
		Decorative boods and sills-wood or molded synthetic material	
		Faux-brick facade finishes	
Upper Story Facade	Undesirable	Synthetic facade finishes (EIES_stucco)	
		Horizontal or vertical slat siding	
		Shingle finishes	
		Natural or smooth stone finishes	
		Reflective class	
	Desirable	Consistent with commercial storefront	
		Consistent with upper story façade	
	Undesirable	Synthetic façade finishes (EIFS, stucco)	
Side Façade		Horizontal or vertical slat siding	
(if applicable)		Shingle finishes	
		СМИ	
		Natural or smooth stone finishes	
		Reflective glass	
Rear Façade	Desirable	Consistent with commercial storefront	
		Consistent with upper story façade	
	Undesirable	Synthetic façade finishes (EIFS, stucco)	
		Horizontal or vertical slat siding	
		Shingle finishes	
		СМИ	
		Natural or smooth stone finishes	
		Reflective glass	

#### Landscape Design

Building Frontage Landscape Area	Seasonal planters (bonus) Decorative paving pattern in entry recess	
Building Edge Landscape Area	4' wide min. low hedge row Appropriate plant materials used	
Secondary Street Landscape Area (if applicable)	4' ornamental fence along parking areas 2' min. width for groundcover 4' wide min. low hedge row Large deciduous trees at 25' O.C. Appropriate plant and fence materials used	
Side Yard Landscape Area	6' screening fence Paved walkway to rear building entry 4' wide min. low hedge row Appropriate plant and fence materials used	
Utility/DumpsterArea	Access from rear building entry to utility/dumpster area 6' screen around exterior utilities or dumpster Appropriate plant and screen materials used	
Parking Islands	6" raised curb 5' min. width for groundcover Appropriate plant materials used	
Surface Lot Parking Islands	2' min. groundcover 4' wide min. low hedge row Large deciduous trees at 25' O.C. 5' min. width for groundcover 1 large deciduous tree per 125 sq. ft. of parking island area Appropriate plant materials used	

### APPENDIX C

#### **Glossary of Terms**

**awning, back lit** – lighting from within or behind an awning that illuminates portions of the awning surface

**awning and signage zone** – the portion of a commercial storefront from the top of the commercial window frame to the bottom of the commercial cornice

**commercial cornice** – horizontal decorative element dividing a building façade between the commercial frontage and the upper story façade, typically located immediately above the awning and signage zone

**commercial frontage** – the portion of the commercial storefront from the ground plane to the top of the commercial window frame, typically identified by the top of the door frame

**concrete masonry unit (CMU)** – any precast concrete block used for the construction of a building wall or surface

**decorative paver** – any modular stone or brick unit used to construct a walking or plaza surface

Dryvit - brand name manufacturer of EIFS

**Exterior insulation and finish system (EIFS)** – also called synthetic stucco, a synthetic exterior finish system used in lieu of traditional stucco or poured concrete building finishes

**faux-brick façade finish** – prefabricated panels designed to resemble real brick finishes, often resulting in façade seams

hood, window – decorative façade trim at the top of an exterior window

**knee wall** – also called a flood wall, an exterior building element at the base of a commercial storefront, typically 18"-24" tall and made of poured concrete or stucco

**manufacturing/warehouse facility** –the portion of an industrial facility dedicated the production and/or storage of goods

**minimum allowable setback** – the minimum setback as defined for a particular parcel according to the municipal zoning ordinance

**office or guest facility** – the portion of an industrial facility dedicated to administrative, customer services, or office functions

**ornamental fence** – decorative physical barrier made of materials and designed in a way that reflects the character of the associated building or surrounding buildings and landscaping

**pilaster** – decorative vertical elements used to subdivide a façade, typically used to frame window areas, doors, or the structural grid of a building

**pole sign** – exterior freestanding site signage used to identify commercial tenants or parking areas, with a signage area supported by one or two columns

**primary frontage** – the portion of a site or building most directly related to and providing access from an arterial street or thoroughfare of high visibility

**primary sidewalk** – the public sidewalk running along an arterial or primary thoroughfare and providing most direct access to a building's primary frontage

**projecting sign** – a sign that identifies a commercial tenant or parking area, and is attached to the façade of a building, projecting out from the façade over the public sidewalk, typically perpendicular to the façade of the building

**raised planter** – landscaped area, typically enclosed by brick, stone or poured concrete and raised 6" to 24" above the ground plane, used to delineate pedestrian or vehicular circulation areas within a site

**roofline cornice** – horizontal decorative element at the roofline of a building, sometimes projecting out from the building façade 6"-12"

**screening fence** – opaque barrier used to provide a visual buffer between properties or structures

**seasonal planters** – temporary planter pots or boxes that may be dismantled or stored during the cold portions of the year

**secondary frontage** – the portion of a site or building most directly related to a side street or thoroughfare of relatively low visibility

**stone finish, natural** – façade finish made of naturally shaped stones with a dramatic texture and variant on stone shapes

**stone finish, smooth** – façade finish made of naturally shaped stones with a smooth texture and variant on stone shapes

**stone masonry unit** – precut modular units made of natural mineral rocks (i.e. granite or marble) and used as façade finishes or decorative elements

**upper story façade** – portion of a façade between the top of the commercial cornice and the bottom of the roofline cornice

**wall sign** – a sign identifying a commercial tenant or parking area, that is mounted on the façade of a building in such a way that the signage area does not project over the public sidewalk

### Distributed by the

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