

# 2.4

## PEORIA DISTRICTS

The study area is comprised of five (5) distinct districts with consideration given to the historical Near Northside District and its key project adjacency. The Design Team and Steering Committee noted that a cohesive plan could unify downtown Peoria but the unique character of each district should be maintained. The team identified that the transition between the Medical District and Central Business District needed to be strengthened.

### Randolph - Roanoke District

11 City Blocks  
17 Intersections  
38 Block Faces

### Medical Center District

8 City Blocks  
14 Intersections  
34 Block Faces

### Central Business District

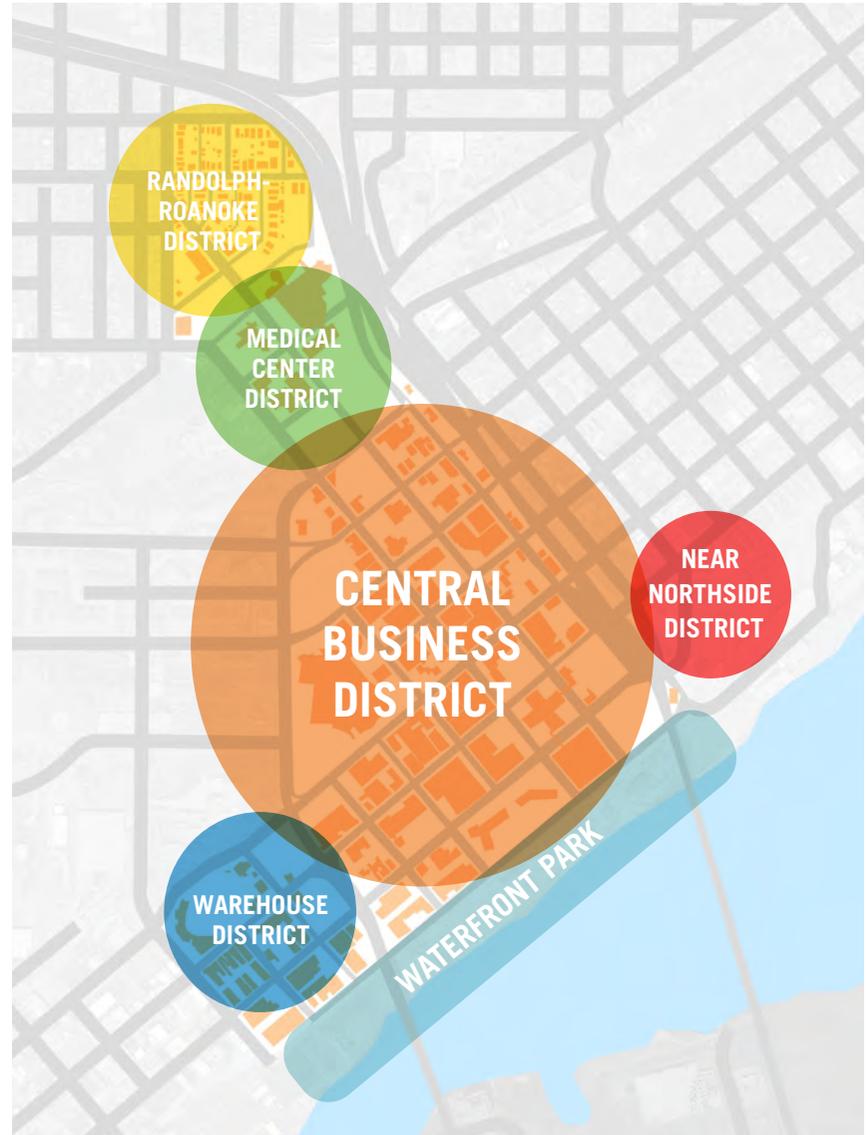
35 City Blocks  
42 Intersections  
140 Block Faces

### Warehouse District

11 City Blocks  
18 Intersections  
49 Block Faces

### Waterfront District

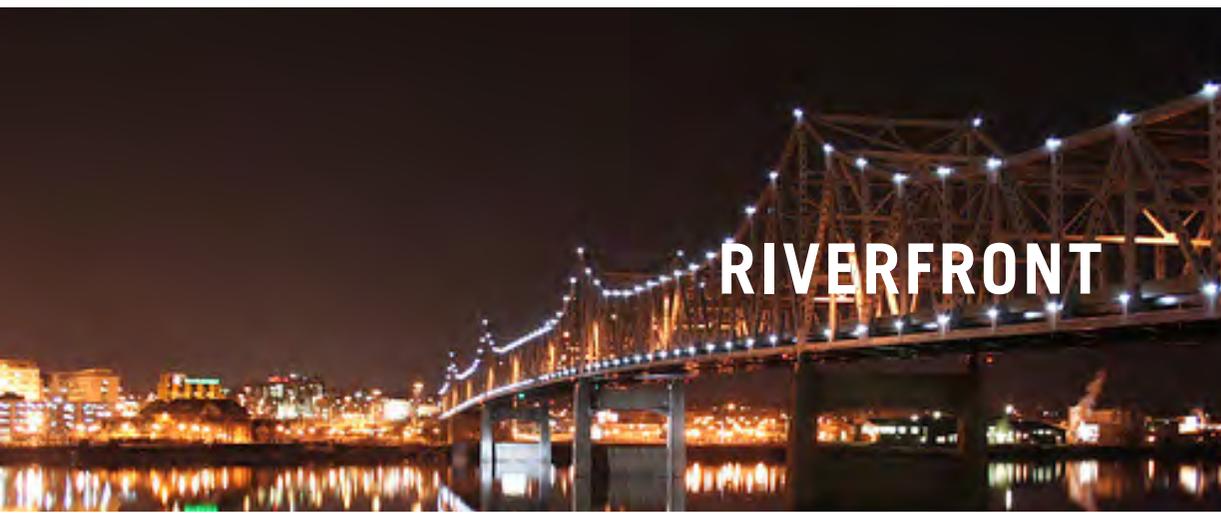
5 City Blocks  
5 Intersections  
9 Block Faces



Peoria District Diagram



# HISTORY



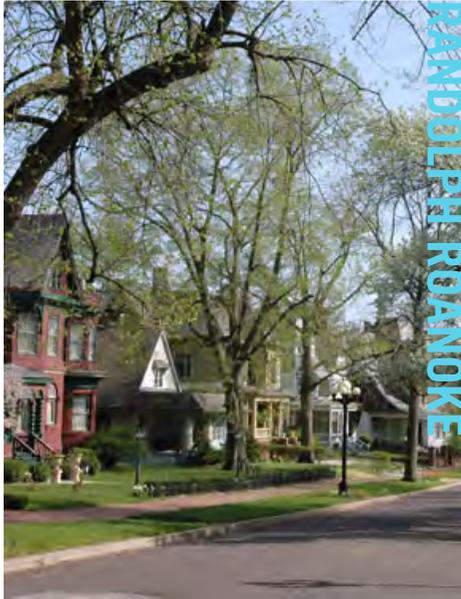
# RIVERFRONT



# CHARACTER



# CULTURE



- Predominantly residential neighborhood
- Strong presence of historical homes-- Banners used to identify their district
- Randolph Roanoke Residential Association located in district off of Hamilton Boulevard on Randolph Avenue
- Traffic drawn from Hamilton Boulevard and North Street off of freeway



- Synergy across two established hospital campuses. Other key 'users' in the district are the University of Illinois College of Medicine at Peoria, Cancer Research Center, JumpTradingSimulation Education Center, and Illinois Medical Center
- Currently a 'drive to' destination with a need for residential
- Great opportunity for pedestrian/bike connections to Central Business District and 'up' into Main Street/Bradley
- The district somewhat 'bleeds' into the Main Street Form District (Peoria Next Innovation Center and over to Bradley University)



- Illinois Central College is pulling out of downtown
- Development activity occurring in area that extends towards Medical District.
- Water Street hub of activity balance of Central Business District currently a 9-5 destination
- Summertime food vendor carts enliven street life
- Great potential for increased pedestrian activity within this 'drive to' destination
- Museum, CAT, Riverfront, Civic Center
- New headquarters will definitely bring needed vibrancy for this area



- City of Peoria Form District (one of four)
- The district was added to the National Register of Historic Places on September 17, 2014
- City wants to retain historic character, and build upon it as the 'brand' for this area
- Dozer Park is a prominent destination in this area. Its envisioned to become a small scale version of Wrigleyville (24/7 neighborhood, with residential lofts, bars, restaurants, etc)
- Ongoing streetscape improvements
- Intended to be a neighborhood that will serve the Central Business District. City strongly committed to this area



- Home to Hooters Restaurant, Edgewater Warehouse Building, Power Station, Pavilion, Rock Island Depot, Riverfront Village, Peoria Fire/Rescue Marine Station, The Spirit of Peoria, Powell Press Building, and the Gateway Building
- All buildings along the Riverfront are a mixture of Commercial, Public, and Private spaces
- Railroad divide Water Street and downtown Peoria from bike path and Riverfront Park amenities
- Existing Park on north side of Murray Baker Bridge, as well as between Riverfront Village and Ameren Cilco Heliport



- North of Murray Baker Bridge
- Included Taft Homes - prime redevelopment parcel. Peoria Housing Authority currently seeking development for this site
- Tough neighborhood, but historically significant residential area adjacent to Central Business District
- Provides 'bookend' to Central Business District as Warehouse District does on the other end
- TIF (East Village Growth Cell)