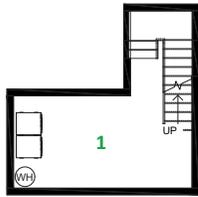


Housing Prototype: WF-032



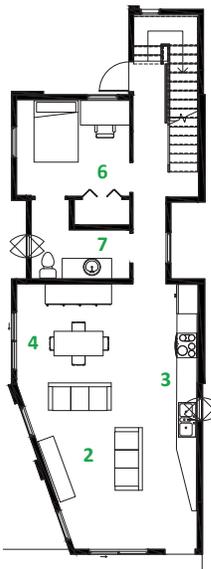
This house is ideal for family living. A long galley style kitchen is integrated into the living room, this not only optimizes the public space but also creates an area ideal for entertaining. Each of the secondary bedrooms come with a built-in desk to provide potential students with a dedicated space to do homework. The master suite comes with a large deck that faces the street. The facade is rendered in stucco with a contrasting wooden band acting as the guardrail to the master deck.



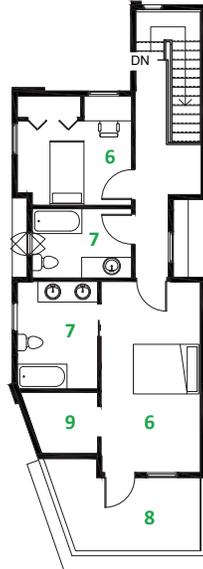
Basement Plan

Square Footage Analysis:
 3 Bedroom
 2.5 Bathrooms

1,519 SF (Livable)
 225 SF (Basement)



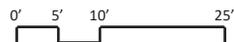
1st Floor Plan



2nd Floor Plan

Legend

- 1 - Unfinished Basement
- 2 - Living Room
- 3 - Kitchen
- 4 - Dining Room
- 5 - Courtyard
- 6 - Bed Room
- 7 - Bath Room
- 8 - Deck
- 9 - Closet



Housing Prototype: WF-033



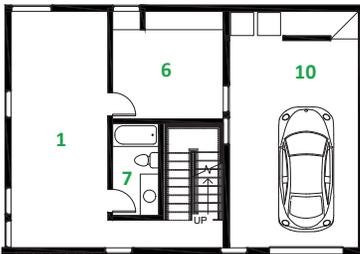
This house is ideal for a starter home, with proportionate spaces organized within a low footprint, this home offers a 1+ car garage, loft spaces, and a generous living arrangement.

Square Footage Analysis:

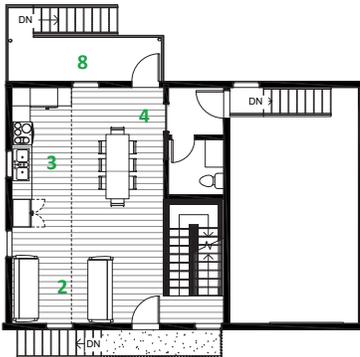
3 Bedrooms
2.5 Bathrooms

941 SF (Livable)
590 SF (Basement)

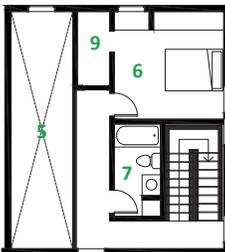
*Elevated basement for code compliant bedrooms at the basement level.



Basement Plan



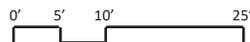
1st Floor Plan



2nd Floor Plan

Legend

- 1 - Unfinished Basement
- 2 - Living Room
- 3 - Kitchen
- 4 - Dining Room
- 5 - Open to Below
- 6 - Bed Room
- 7 - Bath Room
- 8 - Deck
- 9 - Closet
- 10 - Garage



Housing Prototype: WF-034



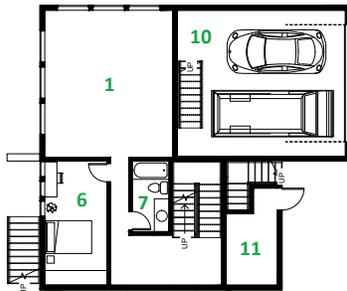
This home offers a two-car garage, an exterior deck with storage underneath, and a generously lit basement. With the possibility of constructing 5 bedrooms, this space could be used for multi-generational living or a sub-leased tenant situation.

Square Footage Analysis:

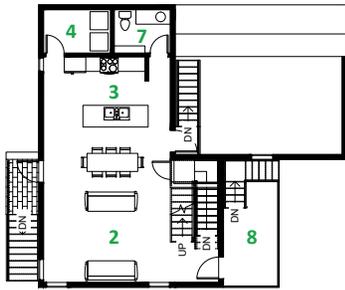
3 Bedrooms
2.5 Bathrooms

1,421 SF (Livable)
773 SF (Basement)

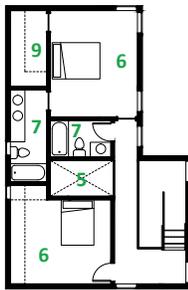
*Elevated basement for code compliant bedrooms at the basement level.



Basement Plan



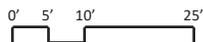
1st Floor Plan



2nd Floor Plan

Legend

- 1 - Unfinished Basement
- 2 - Living Room
- 3 - Kitchen
- 4 - Pantry
- 5 - Open to Below
- 6 - Bed Room
- 7 - Bath Room
- 8 - Deck
- 9 - Closet
- 10 - Garage
- 11 - Storage



EDUCATION / ECONOMIC REVITALIZATION

The aim of this proposal is not only to enhance the aesthetics of the area but to have a comprehensive revitalization strategy that impacts the lives of existing residents in a meaningful way.

Education plays a pivotal role in economic empowerment. It is the catalyst of opportunity. To address the poverty issue, one must also equally address education and lack of employment opportunity. IDG (through interviews and report analysis) identifies construction as a primary pipeline to career entry and sustained wealth for most economically disadvantaged families. Union jobs in a strong industry could help bridge the median income gap from the South Village Area (\$21,730/yr) to the rest of Peoria (\$51,423/yr). To achieve this, programs must be organized to introduce and train the applicant. Also, a facility must be built to facilitate the training and learning to take place.

HEALTHCARE

Local healthcare infrastructure is essential in areas where residents may have restricted mobility or lack of transportation. The South Village neighborhood requires a shift in attention towards health due to issues such as lack of access to nutritional foods, healthcare, transportation, and finances.

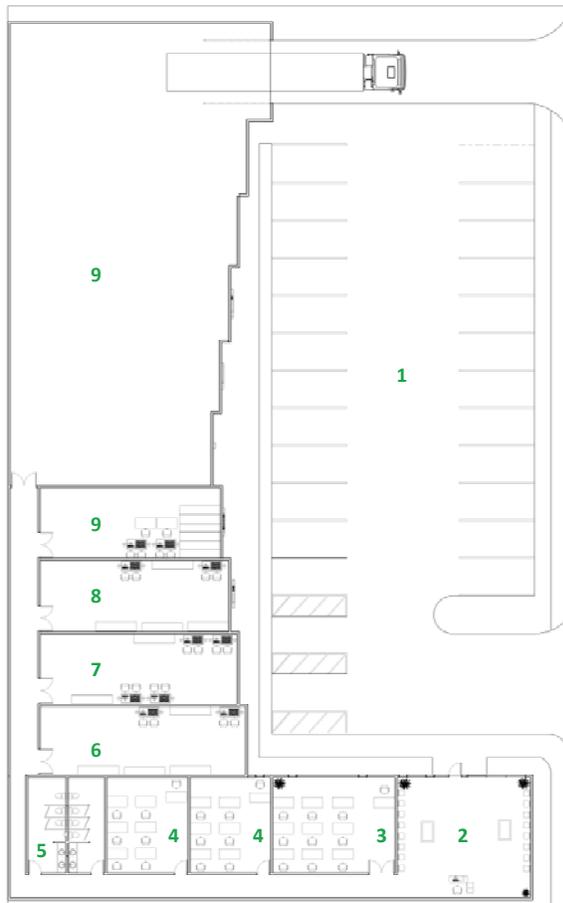
Urgent care centers have become an integral part of the healthcare system. Their growing popularity is due primarily to convenient office hours and the ability to quickly treat acute conditions ranging from infections to fractures. 31 to 40-year-olds use them most often, but these centers could also be utilized by the senior population-based on the proposed facilities' location. Visits to an urgent care facility may cost less than going to a doctor's office (Source: The Future Evolution of the U.S. Healthcare Entitlement System, Randall D - Healthcare: Current Reviews - 2016). The solution to the healthcare need of the community is addressed in 5 parts:

- 1) Provide nutritional food and produce through the community air market.
- 2) Provide an urgent care facility to address physical health.
- 3) Include a small pharmacy near the senior living facilities.
- 4) Provide a counselor's office to address mental health issues.
- 5) Introduce a fitness studio to encourage daily exercise.

Workforce Training Center



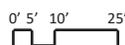
The Workforce Training Center is the central hub for acquiring skills and adult education in the South Village offering courses and programs that teach residents construction trades. This facility is designed to be a catalyst for community-driven revitalization in the area. By increasing the number of skilled trades people in the area, not only can new construction be easily facilitated, but community residents can participate in some of the wealth-generating revitalization that takes place in their community. This opportunity also offers a central node to facilitate a perpetual improvement of the surrounding context, equipping nearby residents with the creative power and skill to shape their environment.



1st Floor Plan

Legend

- 1 - Parking Lot
- 2 - Lobby
- 3 - Financial Opportunity Center
- 4 - Classroom
- 5 - Restroom
- 6 - Wood Shop
- 7 - Metal Shop
- 8 - Digital Fabrication Laboratory
- 9 - Assembly Hall



Potential Partnerships:

- Tri-County Urban League
- PCCEO
- ICC
- LISC

Square Footage Analysis:

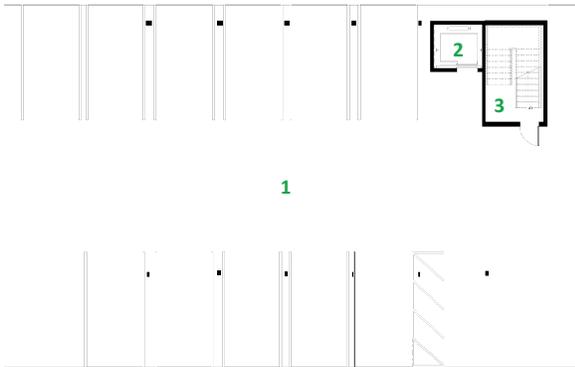
- 2 Commercial Spaces
- 4 Industrial Spaces



South End Banquet Hall



The South End Banquet Hall is the primary destination used for celebratory events. Residents will have a central place to hallmark its achievements and notable events. The commercial kitchen offers a unique opportunity to support local businesses, for those who specialize in baked goods or prepared meals, there is a flexible and nearby solution to meet product demand when a residential kitchen is not able to accommodate a growing business.

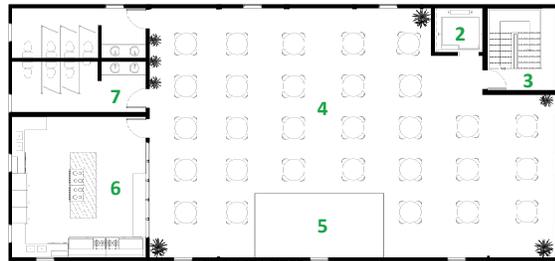


1st Floor Plan

Potential Partnerships:
Tri-County Urban League
PCCEO

Square Footage Analysis:
2 Commercial Spaces

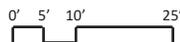
811 SF Banquet Hall
2,433 SF Commercial Kitchen



2nd Floor Plan

Legend

- 1 - Parking Lot
- 2 - Elevator
- 3 - Stair
- 4 - Banquet Hall
- 5 - Stage
- 6 - Commercial Kitchen
- 7 - Restroom



Health and Wellness Center: HWC-001

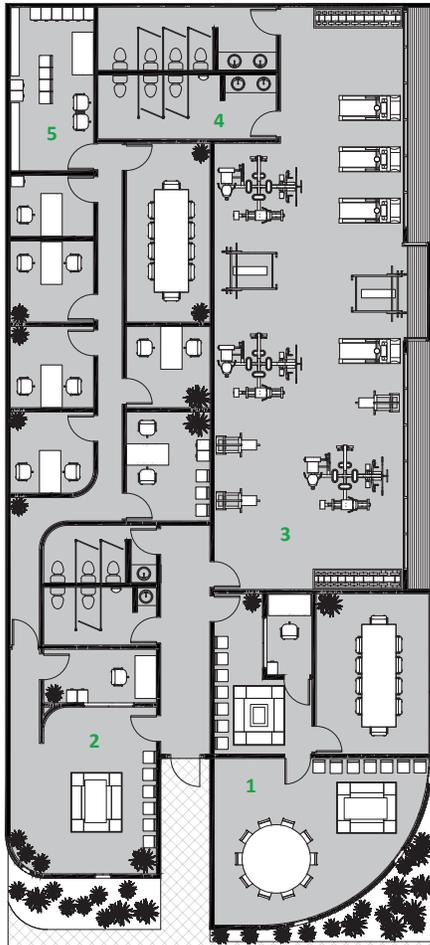


Mental and physical health is of paramount importance to a community with residents of a diverse age range. Some residents may not have the mobility necessary to reach health care facilities. The project proposes a health and wellness center providing clinic style treatment. A therapy office to provide counseling services to the residents. One aim of many hospitals is to create more efficiency by cutting down the reliance and usage of emergency room visits. By placing a facility in this corridor, people can receive the treatment they need within the proximity of their neighbors.

Potential Partnerships:
OSF

Square Footage Analysis:
3 Commercial Spaces

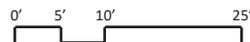
888 SF Counselor’s Center
2,094 SF Urgent Care Clinic
1,708 SF Fitness Studio



1st Floor Plan

Legend

- 1 - Counselor’s Center
- 2 - Urgent Care Center
- 3 - Fitness Studio
- 4 - Restroom
- 5 - Storage



RECREATION

The MacArthur Corridor has great opportunities for residents to engage in recreational activity. The primary draw from the corridor is Dr. Martin Luther King Jr. Park; it has medium visibility and easy pedestrian, bicycle, and automotive access. This proposal suggests some renovation of park equipment and the addition of a dog park and senior outdoor exercise equipment. John Gwynn Park is another outstanding example of recreational opportunity along the corridor. However, the visibility of this park from the corridor is low; due to this issue, way-finding signage is the primary solution to enhance this existing asset. Within the commercial district, opposite Martin Luther King Park is a proposal for The South Village Plaza. A courtyard plaza where the public can sit and eat food near eateries and retail establishments, hold outdoor festivals, events, movie nights, live performances, etc. The suspended screen can be an animated display for any event. When not in active use it can serve as a central billboard for community events and happenings. Since the most commonly used platforms for learning about community events were local television (38%), and word of mouth (12%)(Source: Near Southside Neighborhood Needs Assessment Results), residents will have a physical landmark to refer to for all community-related information.

Marting Luther King Park.: MLK-001



Martin Luther King Jr. Park renovations include:

- 1) Repave and repainted basketball courts.
- 2) Demolish old jungle gym and replace with an outdoor senior exercise area.
- 3) New outdoor benches and seating.
- 4) New Dog Park.
- 5) Repaint existing gazebo.
- 6) Provide an overhead covering for the existing jungle gym near the fire station.

John Gwynn Jr.: JGP-001



John Gwynn Jr. Park renovations include:

- 1) Clearing and repainting existing tennis courts.
- 2) Map-based way-finding signage at park entrances.
- 3) Repainting existing jungle gym.

COMMUNITY COMPONENTS

To create a sense of place and elevate the perception of the neighborhood from passers-by, typical infrastructural elements have been redesigned. This design draws from natural and organic forms and materials. These infrastructural objects are designed to be environmentally responsible and in some cases can be utilized for multiple functions.

Community components include:

- Upgraded benches and outdoor seating.
- Solar-powered street and pedestrian lights.
- Way-finding signage to direct travelers to existing assets within the community.
- Public Recycling and waste bins at key pedestrian cross points.

MOBILITY

MacArthur Highway is a prominent north-south thoroughfare that connects the Southside to greater Peoria and it has an average daily of 10,300 vehicles per day (Illinois Department of Transportation). The South Village is a walkable neighborhood with an interconnected street grid and alley system throughout. However, those with disabilities may not have convenient access to sidewalk, crosswalks, and parking. Besides, there is limited lighting along the streets of the Southside, making bikers and walkers vulnerable and sometimes undetectable at night. A large portion of the population walks or bikes to destinations within the neighborhood. However, there are few employment centers on the Southside so walking or biking to work is impractical for most workers. The Southside is presented with a clear challenge. The neighborhood is isolated from the remainder of the city by the physical barriers of the river bluffs and has been presented with limited options to traverse. There are no multi-use trails or greenways available on the southside. Though the community has numerous parks, they are not connected through any trail system. With proximity to the river, the neighborhood is ideal for a greenway or walking path connecting residents with a beautiful natural resource.

Bus Stop Design



Public transportation is of the utmost importance to this area. Not only does it provide transportation to jobs, but it connects the area with the rest of the city. In addition to upgrading the municipal transportation system, it's supporting elements such as bus stops can be designed in a way to heighten the profile of public transit. With an integrated billboard at every bus stop community leaders and event planners will have a direct line to the populous. This communication is essential for community engagement and civic unity.

Sustainable Automobiles



The market for electric vehicles is rapidly increasing. To prepare for this market swell communities must plan for the special needs of these types of vehicles. By creating an ordinance or requirement for car charging stations in parking lots the city can position itself to better its air quality, while keeping up with the change in personal transportation. For free or for profit, these stations must be constructed in the near future.



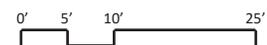
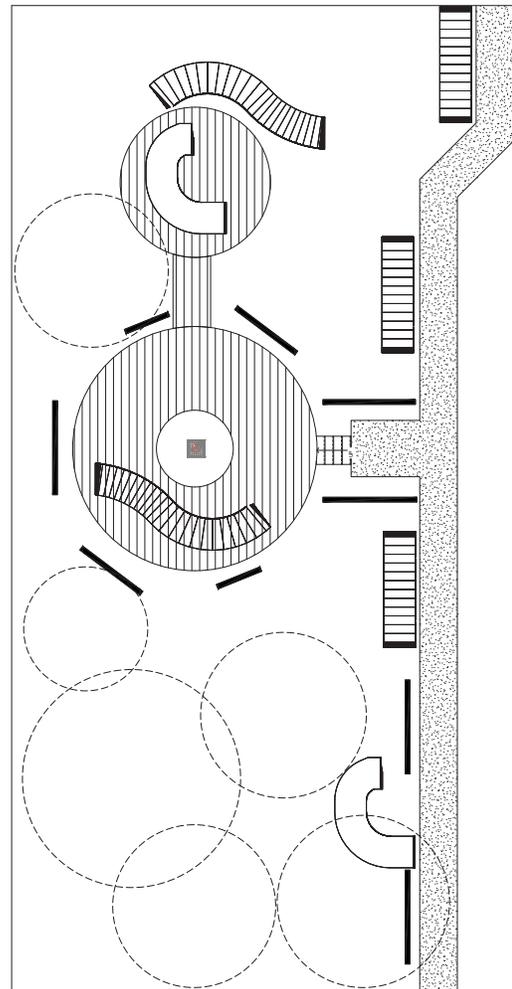
To accommodate the parking needed to support the proposed Community Air Market and Commercial Plaza, a solution that provides parking for 60-70 vehicles could be established.

ARTS AND CULTURE

- Preserve, celebrate, challenge, and invert community identity.
- Engage participation in civic life.
- Inform, educate, and learn from diverse audiences.
- Communicate across demographic and socio-economic lines.

Art can influence society by changing opinions, instilling values and translating experiences across space and time. Research has shown art affects the fundamental sense of self. Painting, sculpture, music, literature and other arts are often considered to be the repository of a society’s collective memory. Art presents what fact-based historical records cannot: how it felt to exist in a particular place at a particular time. Art in this sense is communication; it allows people from different cultures and different times to communicate with each other via images, sounds, and stories. Art is often a vehicle for social change. It can give voice to the politically or socially disenfranchised. A song, film or novel can rouse emotions in those who encounter it, inspiring them to rally for change.

Art Gallery Garden (Rotating Exhibition)



Crime Prevention Through Environmental Design (CPTED)

Built environment implementation of CPTED seeks to dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur. The six main concepts are territoriality, surveillance, access control, image/maintenance, activity support, and target hardening. The “broken window” principle demonstrated how neglected zones invite crime, and reinforced the need for good property maintenance to assert visible ownership of space. Appropriate environmental design can also increase the perceived likelihood of detection and apprehension, known to be the biggest single deterrent to crime. Wide-ranging recommendations include the planting of trees and shrubs, the elimination of escape routes, the correct use of lighting, and the encouragement of pedestrian and bicycle traffic in the streets. Tests show that the application of CPTED measures overwhelmingly reduces criminal activity.

Natural Surveillance

- Design streets to increase pedestrian and bicycle traffic.
- Place windows overlooking sidewalks and parking lots.
- Use passing vehicular traffic as a surveillance asset.
- Create landscape designs that provide surveillance, especially in proximity to designated points of entry and opportunistic points of entry.

- When creating lighting design, avoid poorly placed lights that create blind-spots for potential observers and miss critical areas.

- Ensure potential problem areas are well lit: pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children’s play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.

- Place lighting along pathways and other pedestrian-use areas at proper heights for lighting the faces of the people in the space (and to identify the faces of potential attackers).

- Natural surveillance measures can be complemented by mechanical and organizational measures. For example, closed-circuit television (CCTV) cameras can be added in areas where window surveillance is unavailable.

Natural Access Control

- Use low, thorny bushes beneath ground-level windows. Use rambling or climbing thorny plants next to fences to discourage intrusion.

- In the front yard, use waist-level, picket-type fencing along residential property lines to control access, encourage surveillance.

- Use shoulder-level, open-type fencing along lateral residential property lines between side yards and extending to between back yards. They should be sufficiently unencumbered with landscaping to promote social interaction between neighbors.

- Use substantial, high, closed fencing (for example, masonry) between a backyard and a public alley instead of a wall that blocks the view from all angles.

Natural Territorial Reinforcement

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.
- Provide trees in residential areas. Research results indicate that, contrary to traditional views within the law enforcement community, outdoor residential spaces with more trees are seen as significantly more attractive, more safe, and more likely to be used than similar spaces without trees.
- Restrict private activities to defined private areas.
- Display security system signage at access points.
- Avoid chain link fencing and razor-wire fence topping, as it communicates the absence of a physical presence and a reduced risk of being detected.
- Placing amenities such as seating or refreshments in common areas in a commercial or institutional setting helps to attract larger numbers of desired users.
- Scheduling activities in common areas increases proper use, attracts more people and increases the perception that these areas are controlled.

Maintenance

Maintenance is an expression of ownership of property. Deterioration indicates less control by the intended users of a site and indicates a greater tolerance of disorder. The Broken Windows Theory is a valuable tool in understanding the importance of maintenance in deterring crime. Broken Windows theory proponents support a zero tolerance approach to property maintenance, observing that the presence of a broken window will entice vandals to break more windows in the vicinity. The sooner broken windows are fixed, the less likely it is that such vandalism will occur in the future. Vandalism falls into the broken windows category as well. The faster the graffiti is painted over, the less likely one is to repeat because no one saw what has been done. Having a positive image in the community shows a sense of pride and self-worth that no one can take away from the owner of the property.

Activity support

Activity support increases the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity. By placing signs such as caution children playing and signs for certain activities in the area, the citizens of that area will be more involved in what is happening around them. They will be more tuned into who is and who isn't supposed to be there and what looks suspicious on day-to-day life.

SUSTAINABILITY

The emerging sustainability ethic may be more interesting for what it implies about policy than for what it promises about ecology (Hempel Ref. 24)

This ethic can be seen as a direct result of increasing climate change phenomena occurring world-wide. A large contributor to these phenomena correlate directly with the design of cities and communities. 55 percent of the world live in urban areas (United Nations Development Program). To ensure healthy, sustainable, resilient communities for future generation every development and planning effort must be viewed through the paradigm of its contribution to the environment at large.

Interventions in this proposal include but are not limited to:

- 1) Permeable paving for all new and redeveloped parking lots and hardscaped surfaces
- 2) Solar power for pedestrian and street lighting.
- 3) Solar power for new commercial and residential developments.
- 4) Electric car charging stations to accommodate the projected market increase of electric vehicles.
- 5) Recycling combined with public waste receptacles.
- 6) Community recycling centers for self-sorted recycling.

REVITALIZATION PHASING

Responsible redevelopment is typically executed in phases. This not only makes a large effort more feasible for residents and policy-makers, but helps build momentum creating visible change that can assist in supporting later phases of development. The general revitalization phasing strategy is two-fold.

- 1) Redevelop lots owned or controlled by the city first. Once complete, create initiatives to acquire or support the redevelopment of privately-owned vacant or dilapidated lots.
- 2) Build housing, for commercial activity to thrive, the residents that support local businesses must increase.

Below is a recommended implementation checklist to attribute the ideal timetable to accomplish each stage of this redevelopment proposal.

Phase I (2020-2022)

- Construct "I Heart South Village" Sign.
- Install and upgrade community components including street lighting, outdoor seating, recycling/waste receptacles and bus stops.
- Complete MacArthur Bridge Mural.
- Form partnerships with community members, organizations, and developers to execute all phases of revitalization.

Phase I (2020-2022)Continued

- Acquire/organize privately owned dilapidated lots.

Phase II (2021 - 2024)

-Begin construction of Community Air Market.

-Approve Food Truck Lot.

-Begin construction of South Village Plaza

- Begin construction of Health and Wellness Center.

-Improve workforce housing stock

Phase III (2023 - 2025)

- Begin construction of Workforce Training Center.

- Begin Construction of Arts & Culture Center.

- Begin Martin Luther King Jr. Park renovations.

- Begin John Gwynn Park renovations.

-Diversify tax base by developing young professionals district housing.

References:

- 1) Urban Renewal Plan, Vilican-Leman - 1969
- 2) Southside Plan, City of Peoria Department of Planning and Growth Management - 1992
- 3) Revitalization Strategy for The Southern Gateway, PEAV Urban Consulting - 2001
- 4) Western Lincoln Jefferson, City of Peoria Department of Planning and Growth Management - 1995
- 5) Heart of Peoria Plan, Duany Plater - Zyberk & Company - 2002
- 6) U.S. Census, Census Bureau - 2010
- 7) The City of Peoria Comprehensive Plan, City of Peoria - 2011
- 8) Art + Soul: Our Town Arts and Culture Plan for Peoria South Side Neighborhood, Arts Partners and Tri-County Regional Planning Commission - 2012
- 9) South Village TIF Redevelopment Plan, Teska - 2013
- 10) Realizing A Healthy Heart of Peoria, University of Illinois at Urbana-Champaign - 2016
- 11) The Southside: Making a Case, National Resource Network - 2016
- 12) Downtown Residential Market Study (2016)
- 13) U.S. Census American Community Survey, Census Bureau - 2017
- 14) Downtown Residential Market Study (2018)
- 15) Near Southside Neighborhood Needs Assessment (IHDA 2019)
- 16) Near Southside Neighborhood Revitalization Research Summary and Survey (IDG 2019)
- 17) 1 Global Co-working UN Conference, United Nations - December 2017
- 18) The Future Evolution of the U.S. Healthcare Entitlement System, Randall D - Healthcare: Current Reviews - 2016
- 19) Crime Prevention Through Environmental Design Guidebook, National Crime Prevention Council - October 2003
- 20) Social Benefits of Homeownership and Stable Housing Research Division, Lawrence Yun, Ph.D. and Nadia Evangelou - December 2016
- 21) Building Community School Systems: Removing Barriers to Success in U.S. Public Schools, Abel McDaniels - August 2018
- 22) <http://www.tcpul.com/education>
- 23) Goals 11: Sustainable Cities and Communities, United Nations Development Program - 2019
- 24) Conceptual and Analytical Challenges in Building Sustainable Communities, Lamont C. Hempel - 2000

ACKNOWLEDGMENTS

- Denise Moore (1st District Council-Woman)
 - McFarland Bragg (PCCEO)
 - Robin Berry (PCCEO)
 - Kimberly Smith (City of Peoria)
 - Prairie View A&M University
 - Larry Ivory (Illinois Black Chamber of Commerce)
 - Tommy Arbuckle (AFE Construction)
 - Jonathon Romain (Art Inc.)
 - Martha Ross (SCUC)
 - Derrick Booth (Peoria Public Schools)
 - Laraine E. Bryson (Tri-County Urban League)
 - Marvin Hightower (NAACP)
 - Pam Adams (Journal Star - retired)
 - Fred Stewart (LISC)
- Jessica Weitzel (LISC)
 - Beau Sutherland (Civic Center)
 - Michael Freiling (DDC)
 - Chris Setti (GPEDC)
 - Lisa J Fuller (OSF)
 - AJ Guyton (Peoria Public Schools)

List of organization/stakeholder interviews

- Denise Moore July 2019
- PCCEO July 2019
- Tri-County Urban League July 2019
- NAACP July 2019
- LISC July 2019
- Art Inc. July 2019
- AFE Construction July 2019
- Downtown Development Corporation July 2019
- Greater Peoria Economic Development Council July 2019
- Martha Ross July 2019
- Derrick Booth July 2019
- AJ Guyton July 2019