

Commercial District



The Commercial district, anchored by the proposed community market and community plaza, is the face of the MacArthur Corridor’s revitalization. Its purpose is to draw customers from all over the city of Peoria to spend money in the South Village area. Not only will this district provide jobs and business development opportunities for existing residents, but it will also create a stabilizing economic node that will be the catalyst for elevating the economic value and potential for the area. Also, many of the daily needs of the residents cannot be fulfilled within walking or biking distance. By placing a border of commercial zoning around the South Village, starting with MacArthur, the residents have commercial access surrounding their homes and the City has commercial access through the primary corridors that border the neighborhood. The larger opportunities for economic engagement will be reserved for lots that flank the MacArthur corridor. The city blocks that share their eastern edge with MacArthur will be mixed-use developments, with commercial on the ground level and residential on the second and third. The mixed-use developments, technically within the young professional’s district will house various live/work conditions. Professional services, restaurants and boutiques will draw people from the commercial edge

and serve as the welcoming threshold into the neighborhood’s interior. By encouraging the use of office space at the ground level, mixed-use developments could be the first operating space for an entrepreneur graduating from a small business incubator within Peoria, that has living quarters, amenities, and necessities within walking distance of the office.

Existing Commercial and Community Assets



- Valley Park Shopping Center
- Shell (Automotive Fuel)
 - City Fashion (Clothing Retail)
 - CEFCU (Credit Union)
 - Maxie (Beauty Supply Retail)
 - Jackpot Supermarket (Convenience/Retail)





Little Dave's ribs and More



One Stop Market



Winter's Barber Shop and Beauty Salon



Que for You Dining



Jr's Kitchen



NAACP



Revelations Car Lot



Fire Station

Proposed Commercial and Community Assets

Community Air Market



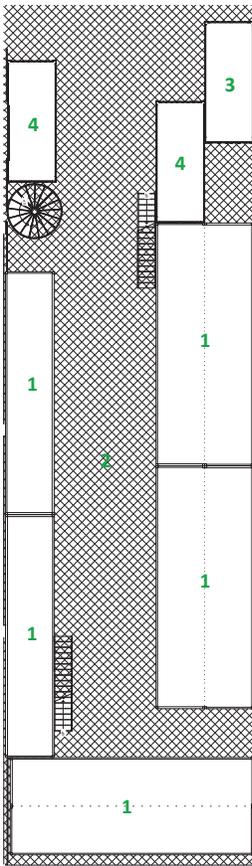
The Community Air Market is a bazaar-style market that has the primary role of “grocery store” for the South Village community. In addition to providing local produce and food, the configuration and construction also allow for small pop up shops to be leased for local entrepreneurs to sell their wares.

Potential Partnerships:

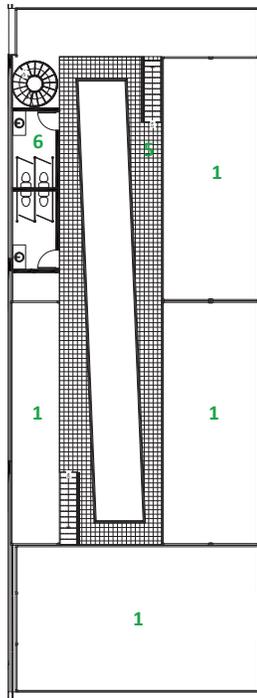
- LISC
- Local Foods/Local Places
- (Food Equity Center)
- Zion Coffee Bar

Square Footage Analysis:

- 13 Vendor Spaces
- 5-615 SF Retail Spaces
- 2-150 SF Retail Spaces
- 5-296 SF Retail Spaces
- 1-926 SF Retail spaces
- 1-150 SF Recycling Center



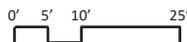
1st Floor Plan



2nd Floor Plan

Legend

- 1 - Vendor Space
- 2 - Courtyard
- 3 - Recycling Center
- 4 - Storage
- 5 - Catwalk
- 6 - Restroom



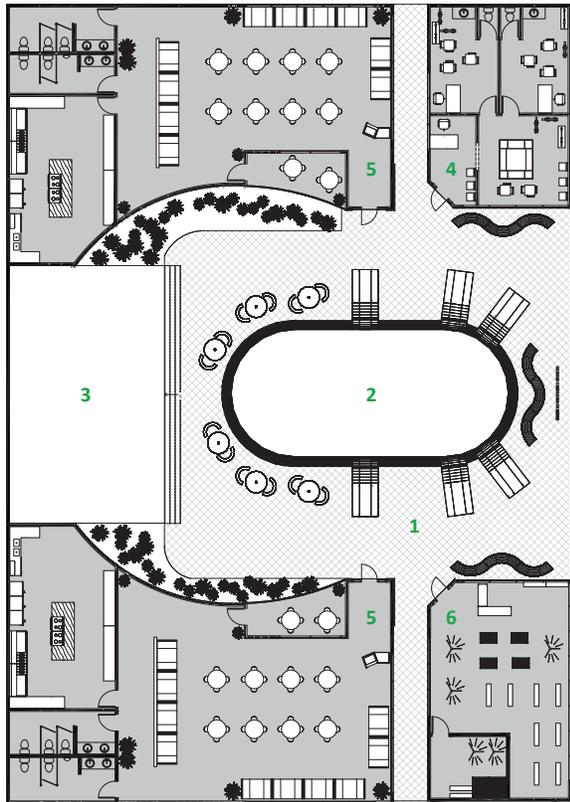
South Village Plaza



The South Village Plaza will serve as a recreational hub for the area. The commercial aspects divide the lot into two medium-sized restaurants and two retail spaces. the plaza will be an attractive draw to bring customers into the businesses and the backdrop of the plaza interior will afford a lively and engaging view from the street.

Potential Partnerships:
 -Peoria Parks District
 -Peoria Civic Center

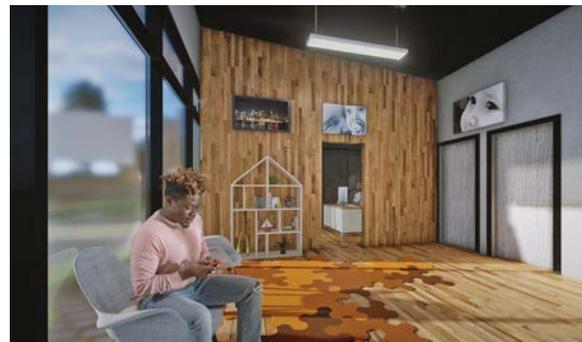
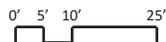
Square Footage Analysis:
 4 commercial Spaces
 1-931 SF Retail Space
 1-853 SF Daycare
 1-2,698 SF Retail Spaces
 1-2,469 SF Dining Spaces



1st Floor Plan

Legend

- 1 - Vendor Space
- 2 - Courtyard
- 3 - Recycling Center
- 4 - Storage
- 5 - Catwalk
- 6 - Restroom



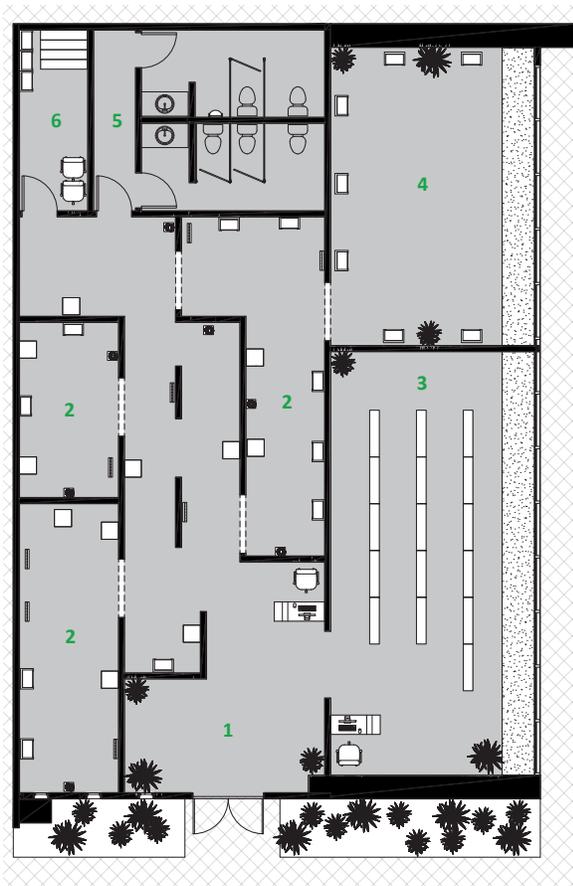
Arts and Culture Center



The arts and culture center represents the zeitgeist of the community, which provides insightful and timely books sold in the bookstore, local art displayed and sold in the art gallery, and the historical significance of the South Village displayed in the museum, the arts and culture center is to embody the past, present and future heritage of the south end.

Square Footage Analysis:

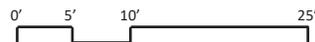
- 3 Commercial Spaces
- 1-432 SF Museum
- 1-649 SF Bookstore
- 1-1,705 SF Art Gallery



1st Floor Plan

Legend

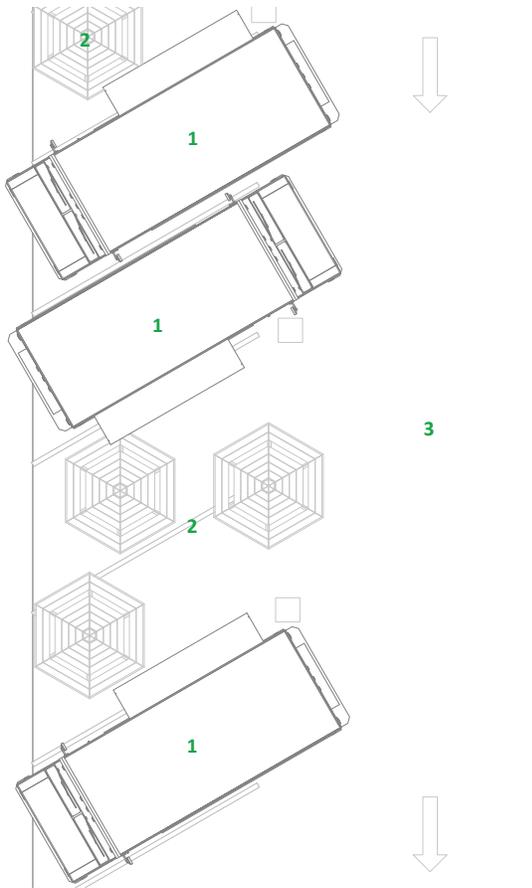
- 1 - Art Gallery
- 2 - Exhibition Space
- 3 - Book Store
- 4 - Museum
- 5 - Restroom
- 6 - Storage



Food truck lot



The food truck lot is an existing parking lot converted into a dining experience close to the neighborhood. Ambitious entrepreneurs can develop their mobile restaurants on this site, feeding residents, visitors, and employees that work in the area.



Plan

Legend

- 1 - Food Truck
- 2 - Seating
- 3 - Existing Drive Isle



Renovated / Relocated Existing Businesses



Valley park is the current commercial center of MacArthur. Its position near the bridge on MacArthur's east side is a perfect complement to the bulk of the commercial development going toward the south end of MacArthur's Westside. Even and distributed coverage will assist in the development of the remaining land over time. New painting to unify the new corridor aesthetic, a landscaped edge, a partial permeable paver lot and new signage is recommended.

HOUSING

Quality housing is of paramount importance to the south village area (per surveys and interviews with residents). 41.4 percent of homes on the southside were built before 1939, and 75.5 percent of the homes are over 50 years old (Source: Tri-County Regional Planning Commission - 2012). With an aging housing stock comes potential health hazards, thus the solution of new construction is recommended. While renovations are preferred to maintain the historic character of the local architecture, dilapidated conditions and associated project costs may make renovations not feasible. New construction housing must be resilient, energy-efficient, and embody high design standards. A bold and modern look rendered in natural materials will proudly continue the legacy of the South Village's extraordinary architectural culture. Research has consistently shown the importance of the housing sector on the economy and the long-term social and financial benefits to individual homeowners. In addition to tangible financial benefits, homeownership brings substantial social benefits for families, communities, and the country as a whole. Homeownership and stable housing is the catalyst for community synergy and prosperity. Research supports the positive impact of homeownership and the stability of quality housing for long term leasing.

The benefit sectors include but are not limited to:

- 1) Educational Achievement
- 2) Civic Participation
- 3) Health Benefits
- 4) Crime
- 5) Public Assistance
- 6) Property Maintenance and Improvement

Because of these extensive social benefits, what economists call positive externalities - policies that support sustainable homeownership are well justified. (Source: Social Benefits of Homeownership and Stable housing, Yun & Evangelou, 2016)

Young Professionals Housing District



To fulfill the goal of the City of Peoria’s comprehensive plan to attract and retain younger residents, as well as expand the tax base to invest, spend, and pay property taxes in the area. The young professionals district is the recommended solution. With proximity to the commercial district, the young professionals district (YPD) is a vibrant, connected and energetic area that feeds directly from the commercial corridor. From live/work housing to single-family homes the YPD can adjust to fit the needs of tomorrow’s young adults. Amenities, work, and necessities are all within walking and biking distance. To implement the young professionals district, city incentives such as down payment assistance to nurses, teachers, and small business owners is recommended. Along with financial incentives, the vision of the future development will make purchasing a home in this area attractive to potential buyers.

Housing Prototype: YP-021

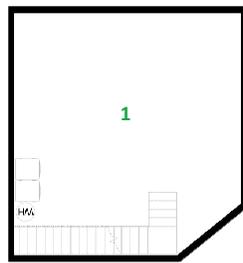


This single-family home has an open plan concept. The ground level is filled with light from the kitchen, and separate stairs lead to each floor. There is one bedroom on each level totaling three bedrooms and three bathrooms. A raised foundation allows the homeowner to build out more bedrooms in the basement and meet code requirements.

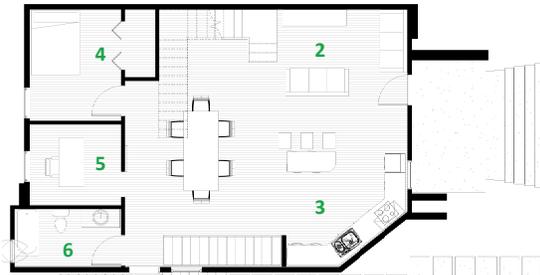
Square Footage Analysis:
 2 Bedrooms
 2 Bathrooms

1,597 SF (Livable)
 614 SF (Basement)

Elevated basement for code compliant bedrooms at the basement level.



Basement Plan



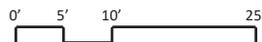
1st Floor Plan



2nd Floor Plan

Legend

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



Housing Prototype: YP-022



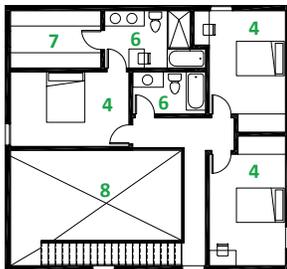
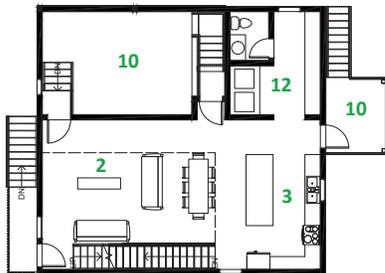
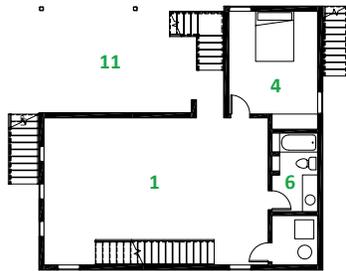
This single-family home has an integrated carport below a concealed outdoor space. The interior of the house has an open concept plan with three bedrooms on the third floor. With plumbing hookups for an extra bathroom and a raised foundation for additional code, compliant bedrooms create the capacity for various living situations.

Square Footage Analysis:

- 3 Bedrooms
- 3.5 Bathrooms

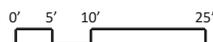
1,790 SF (Livable)
856 SF (Basement)

Elevated basement for code compliant bedrooms at the basement level.



Legend

- | | |
|-------------------------|-------------------|
| 1 - Unfinished Basement | 7 - Closet |
| 2 - Living Room | 8 - Open to Below |
| 3 - Kitchen | 9 - Game Room |
| 4 - Bed Room | 10 - Deck |
| 5 - Study | 11 - Car Port |
| 6 - Bath Room | 12 - Pantry |



Housing Prototype: YP-023 (Accessible alt.)



This modern ranch style house is ideal for flexible living arrangements. The classic dog-trot style layout of the floor plan gives the owner the ability to turn the separate bedroom into a study or rent it out to a tenant. A handicap-accessible option would result in the elimination of the basement and a slab on grade foundation to generate an easy circulation strategy into and about the home. The courtyard, ideal for entertaining connects the front yard with the rear yard. This positions the home as a controlled threshold defining exterior space.

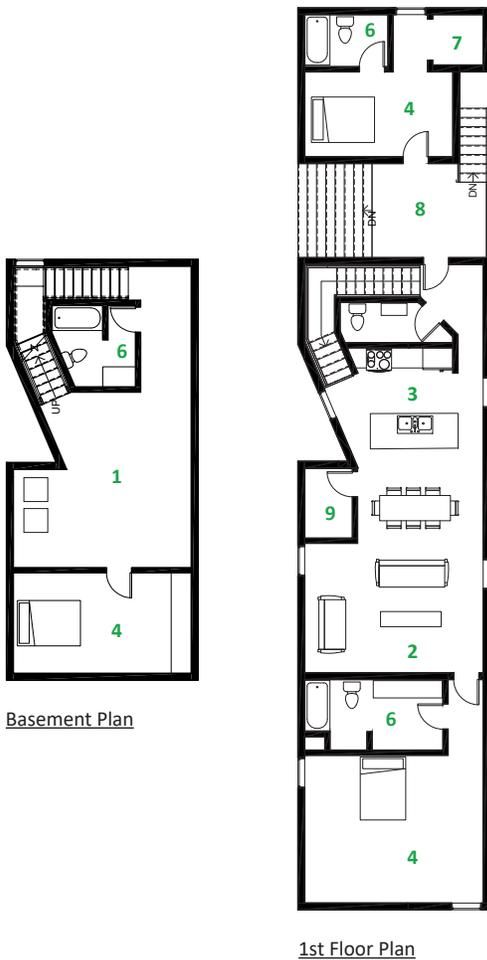
Square Footage Analysis:

- 2 Bedrooms
- 2.5 Bathrooms

- 1,307 SF (Livable)
- 682 SF (Basement)

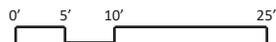
Elevated basement for code compliant bedrooms at the basement level.

* Handicap accessible option.*



Legend

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



Housing Prototype: MU-011



This mixed-use development was designed with small retail shops and restaurants in mind for the ground occupation. Each building offers two separate commercial spaces. Each residential unit occupies an entire floor, offering three bedrooms, two full baths, and two decks. An enclosed central staircase with controlled entry points ensures privacy.

Square Footage Analysis:
 Residential
 2 Units
 1,366 SF (Livable per unit)

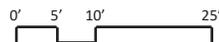
Commercial
 2 Units
 Unit 01: 807 SF (Livable)
 Unit 02: 596 SF (Livable)
 Shared Basement: 525 SF



1st Floor Plan 2nd Floor Plan 3rd Floor Plan

Legend

- 1 - Commercial Space
- 2 - Living Room
- 3 - Kitchen
- 4 - Deck
- 5 - Bed Room
- 6 - Bath Room



Housing Prototype: MU-012



This mixed-use building (which is ADA accessible at ground level) is designed to house professional service offices. The two units in the upper floors open to generous loft spaces that each includes three bedrooms, 3 bathrooms, and a large deck. An enclosed central staircase with controlled entry points ensures privacy.

Square Footage Analysis:
 Residential
 2 Units
 1,898 SF (Livable per unit)

Commercial
 2 Units
 Unit 01: 1,643 SF (Livable)
 Unit 02: 1,643 SF (Livable)
 Shared Basement: 525 SF



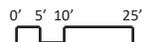
1st Floor Plan

2nd Floor Plan

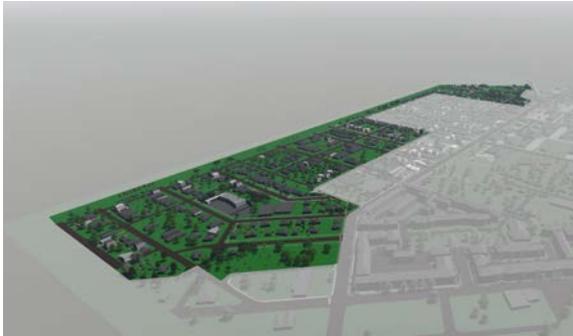
3rd Floor Plan

Legend

- 1 - Commercial Space
- 2 - Living Room
- 3 - Kitchen
- 4 - Deck
- 5 - Bed Room
- 6 - Bath Room
- 7 - Closet
- 8 - Open to Below



Workforce Housing District



The Workforce Housing District represents the interior occupation of the South Village Neighborhood. The families that live in this district will potentially comprise 80% of the residents represented in the area. With affordable housing executed at a high design standard, these homes will be the catalyst for redefining what an American affordable home looks like. Complying with all IDHA and HUD standards to increase the likelihood of access to affordable housing assistance programs, these homes are designed for middle-class families. The prototypes represented in this district can be augmented to accommodate multiple living situations, from multi-generational to sub-lease support. The importance of high design standards in affordable housing helps to shift the narrative from a bare minimum approach to a housing solution that shows the people that they are integral, important, and deserve a beautiful place to live. Many American housing solutions favor cost optimization over quality, leading to more maintenance costs, low resiliency, and ultimately health concerns for its inhabitants. With thoughtful design, high quality housing can be achieved, this solution can be financially feasible, adhere to assistance related guidelines, and provide a positive environment for its inhabitants.

Housing Prototype: NO-001

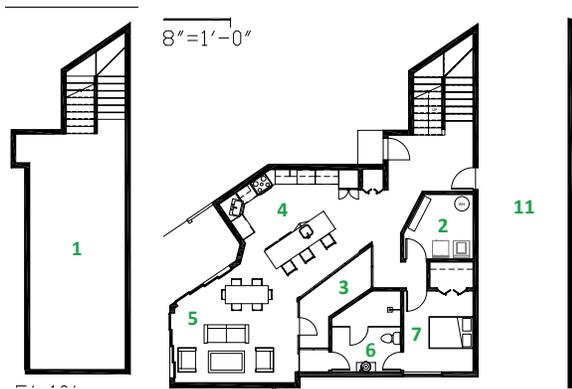


The neighborhood officer’s residence, with its corner occupation, exterior vantage points and drive isle parking that makes the police cruiser visible while protected. Through interviews with residents, the north end of the south village is one of the areas where criminal activity may have a presence. This house and occupant will help deter crime in the area.

Square Footage Analysis:

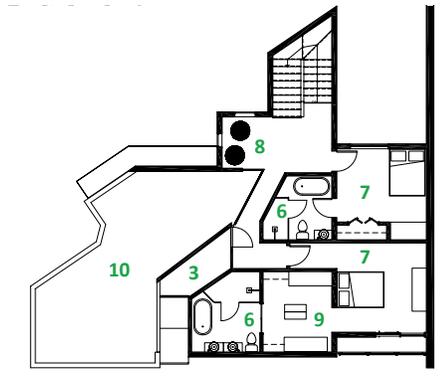
- 3 Bedrooms
- 3 Bathrooms

1,928 SF Livable
594 SF Basement



Basement Plan

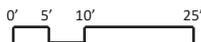
1st Floor Plan



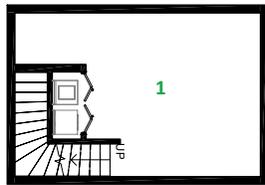
2nd Floor Plan

Legend

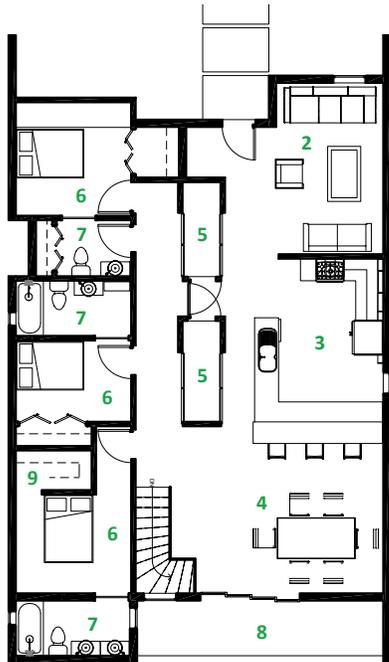
- | | |
|-------------------------|-----------------------|
| 1 - Unfinished Basement | 7 - Bed room |
| 2 - Laundry Room | 8 - Sitting Room |
| 3 - Courtyard | 9 - Closet |
| 4 - Kitchen | 10 - Open to Below |
| 5 - Living Room | 11 - Covered Car Port |
| 6 - Bath Room | |



Housing Prototype: WF-031 (Accessible alt.)



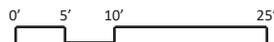
Basement Plan



1st Floor Plan

Legend

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



This prototype is an open plan solution suitable for a working-class family. Taking some Aesthetic cues from the warehouse district, this refreshing palette contrasted with natural materials covers an industrial layout that holds exciting special opportunities inside. The central enclosed garden brings nature to the center of the home. The large vaulted ceiling enhances the interior dynamics of the space. A handicap-accessible option would result in the elimination of the basement and a slab on grade foundation to generate an easy circulation strategy into and about the home.

Square Footage Analysis:

- 3 Bedrooms
- 2.5 Bathrooms

- 1,337 SF (Livable)
- 308 SF (Bathroom)

* Handicap accessible option

