



SOUTH VILLAGE REVITALIZATION:
MACARTHUR CORRIDOR
COMPREHENSIVE PLAN
+
SOUTH VILLAGE
IMPLEMENTATION PLAN



PEORIA NEIGHBORHOOD REVITALIZATION STUDY

BACKGROUND

IDG has found through our experience and expertise that the urban environment is an ever-changing landscape that is rapidly gaining importance in the evolution of human society. More people need more buildings: houses, offices, schools, and leisure centers. The challenge is to design, plan, construct, and finance these buildings efficiently and with sustainability. To achieve optimum performance, urban areas need better transport, water, energy and waste management infrastructure, logistics facilities and public services from healthcare to education. The United Nations Sustainable Development Goals (SDG) Section 11 specifically calls for additional urban investments through 2030 to “make cities inclusive, safe, resilient and sustainable”. Worldwide, planners are working to make our cities safer, more sustainable and better connected.

The City of Peoria, Illinois is a thriving, and active urban community with people and opportunities that make living and working in Peoria very rewarding. The city has approximately 115,000 residents in the city proper and 339,000 in the tri-county area (datausa.io). Based on input from residents, community leaders, and various reports there are areas within the city that need to be addressed from a planning perspective. City officials currently have identified the need to revitalize the area within the South Village

Tax Incremental Finance District.

South Village, located on the near southside of Peoria, has been a historically disadvantaged and economically depressed area of the city (based on historical census track data and feedback received from residents). To this day most of the crime, poverty, and under served population are concentrated in this area. However, some areas within the southside have recently undergone significant infrastructure improvements over the past five years. Namely, the MacArthur Highway bridge and the revitalization of the Warehouse District. The area represented in the study, reflects the South Village TIF District, and focuses on the MacArthur corridor and the surrounding blocks seeking to coordinate revitalization efforts with ongoing studies undertaken by the Illinois Housing Development Authority (IHDA). This study also refers to information identified and incorporated from previous plans developed to provide revitalization input for the Southside Peoria.

List of Previous Plans and Data Sets
Referenced in this Study

- 1) Urban Renewal Plan (1969)
- 2) Southside Plan (1992)
- 3) Revitalization Strategy for The Southern Gateway (2001)
- 4) Western Lincoln Jefferson (1995)
- 5) Heart of Peoria Plan (2002)
- 6) Census (2010)
- 7) The City of Peoria Comprehensive Plan (2011)
- 8) Art + Soul: Our Town Arts and Culture Plan for Peoria South Side Neighborhood (2012)
- 9) South Village TIF Redevelopment Plan (2013)
- 10) Realizing A Healthy Heart of Peoria (2016)
- 11) The Southside: Making a Case (2016)
- 12) Downtown Residential Market Study (2016)
- 13) Census American Community Survey (2017)
- 14) Downtown Residential Market Study (2018)
- 15) Near Southside Neighborhood Needs Assessment (IHDA 2019)
- 16) Near Southside Neighborhood Revitalization Research Summary

OBJECTIVES

Data collected from the referenced previous plans, along with community input via surveys and meetings have revealed a series of objectives that this revitalization effort should address and they are as follows:

Housing

- 1) Increase the amount of younger residents (The City of Peoria Comprehensive Plan (2011).
- 2) Enhance the sense of place by encouraging the highest design standards at all intervention areas (Art + Soul 2012).
- 3) Update the quality of housing by increasing the percentage of new construction.
- 4) Create environmentally friendly dwelling spaces that can accommodate multiple occupation scenarios.
- 5) Create Housing solutions that focus on homeownership and long term leasing.

Economic Opportunity

- 1) Provide places of employment within walking or biking distance.
- 2) Expand the socio-economic base of southside residents.
- 3) Provide leasable office space to support small businesses and startups within the community.
- 4) Increase wealth and access to capital of residents through homeownership.
- 5) Increase access to stable housing for residents through long-term leasing.
- 6) Raise the median income of residents in the South Village.

- 7) Demolish buildings in poor condition and replace them with new construction.
- 8) Renovate buildings in poor condition.
- 9) Create a place and opportunity for existing residents to learn new skills.
- 10) Increase corporate and private development support.

Community Engagement /
Art & Cultural Celebration

- 1) Increase marketing and outreach for community events.
- 2) Provide venues for festivals, events, performances, and interactive classes.
- 3) Protect and preserve local heritage and historical narrative of the area.
- 4) Provide a place for local artists to thrive within the community.
- 5) Enhance existing public and community-based institutions.
- 6) Expand the presence of art in public spaces.
- 7) Build partnerships with public and private entities that can invest and enhance the cultural significance of the area.

Mobility

- 1) Relieve neighborhood isolation by increasing transportation options.
- 2) Create a community livable and accessible to people of all ages.
- 3) Provide a “complete street” solution that accommodates pedestrian, bicycle, and vehicular traffic.
- 4) Provide a commercial target for on-street parking.
- 5) Ensure all pedestrian paths are accessible to people with disabilities.
- 6) Renovate existing bus stops with

high design standards.

Safety

- 1) Increase street and pedestrian lighting.
- 2) Provide design solutions to address mental health.
- 3) Improve sightlines and neighborhood visibility to assist in natural surveillance strategies.
- 4) Secure, demolish or renovate vacant houses.
- 5) Encourage development of green space.

Environment

- 1) Develop strategies to create an eco-friendly environment.
- 2) Increase stations and opportunities for recycling and waste management.
- 3) Create an edge of landscaping along either side of the corridor.
- 4) Provide porous paving, landscaped parking lots and to manage stormwater runoff.
- 5) Provide access to and encourage the production of local foods and agriculture.

METHODS

- 1) Quantitative research included:
 - b) Analyze all previous plans and data aggregated by the City of Peoria (1992-2019).
 - c) Conduct a survey regarding major data points to gather a current reflection of the communities needs and interests.
 - d) Home ownership/ Long term leasing community impact analysis.
 - e) Workforce training economic impact analysis.

- 2) Qualitative research included:
 - a) Interview community leaders, stakeholders, residents, and organizations operating within the community.
 - b) Attend community meetings to collect data regarding aesthetics and applicability.
 - c) Organize the plan to align with the interests of local partners and city government.

- 3) The quantitative research is used to establish the scope, objectives and projected efficacy of the revitalization study.

- 4) The qualitative research is used to reinforce the scope and objectives as well as temper the solution against local focus groups.

RESULTS

Through analysis of previous plans and revitalization efforts in the Southside area, it has been deduced that a truly comprehensive strategy was needed to address the primary issues and concerns affecting residents. For instance previous plans may have sought to solve the housing problem in isolation without considering a viable means of commercial development. Aside from lacking comprehensive and realistic solutions, many of the previous efforts seem not to provide a means by which the existing residents could narrow the extensive wage gap between those living in the South Village area (specifically the 61605 zip code) and the rest of Peoria. Upon completing this analysis, a framework was identified to organize the revitalization efforts. These efforts are as follows:

- 1) Identify areas of need.
- 2) Provide detailed and realistic solutions to address those needs.
- 3) Create a visualization of the various solutions to communicate a future state.
- 4) Provide an implementation framework using existing stakeholders and organizations.
- 5) Generate grass-roots energy around the solutions via community engagement.
- 6) Create a greater sense of connection between the South Village and the rest of Peoria.

SUPPORT DATA

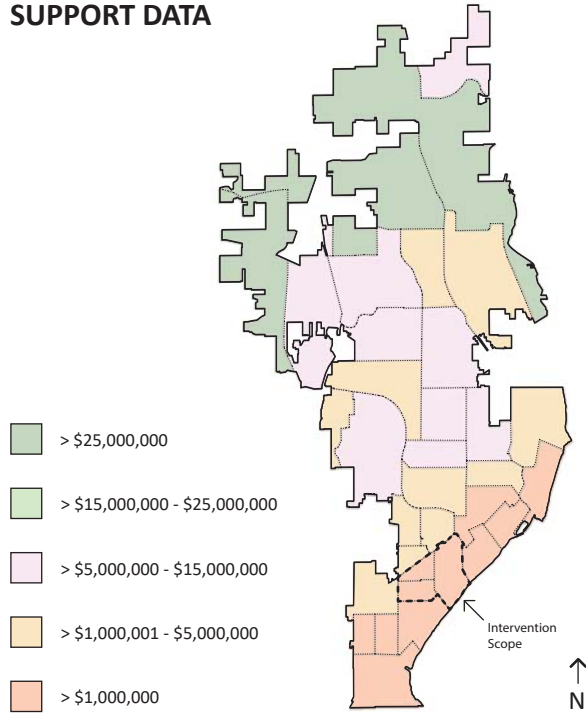


Fig. 001: Real Estate Value
(Dept. of Planning & Growth Management, Source: 2009 Home Mortgage Disclosure Act)

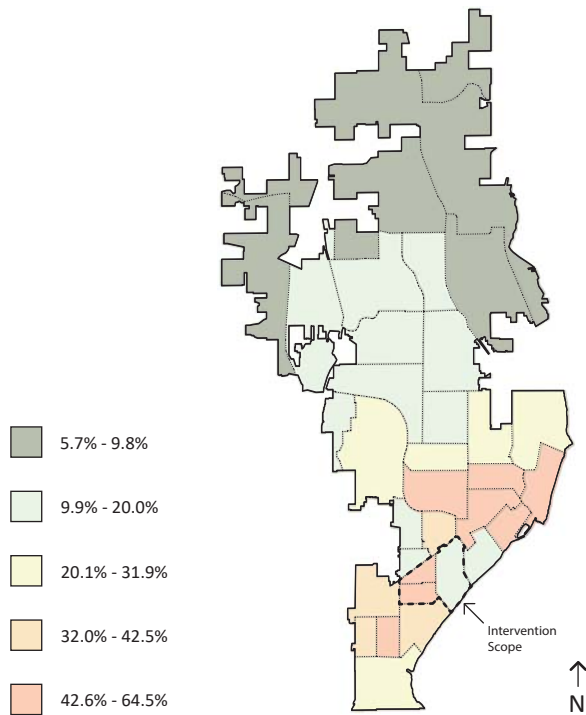


Fig. 002: High Cost Loan Rates
(Dept. of Planning & Growth Management, Source: US Dept. of Housing & Urban Development)

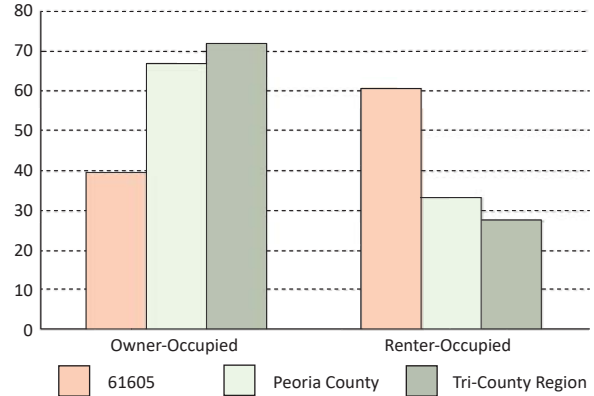


Fig. 003: Housing Tenure (Percent)
(Source: 2010 US Census)

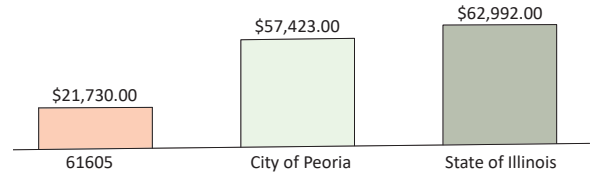


Fig. 004: Median Household Income
(Source: 2017 US Census ACS)

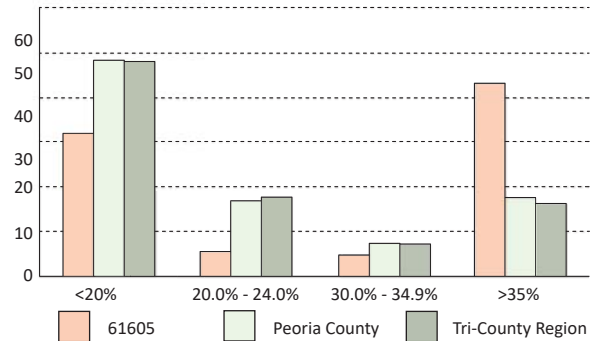


Fig. 005: Owner Costs (Percentage of Income)
(Source: 2010 US Census)

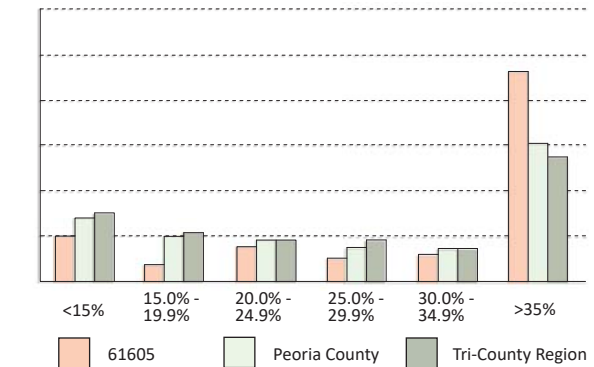


Fig. 006: Gross Rent (Percentage of Income)
(Source: 2010 US Census)

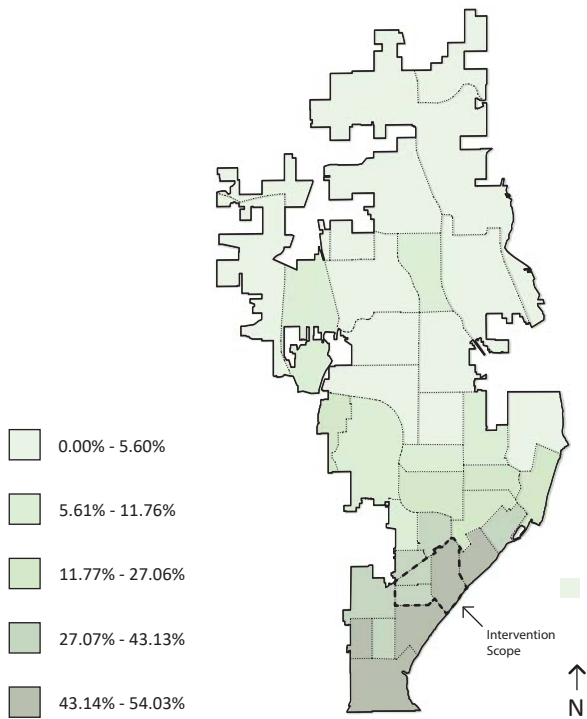


Fig. 008: Poverty Rate
(Source: Dept. of Planning & Growth Management)

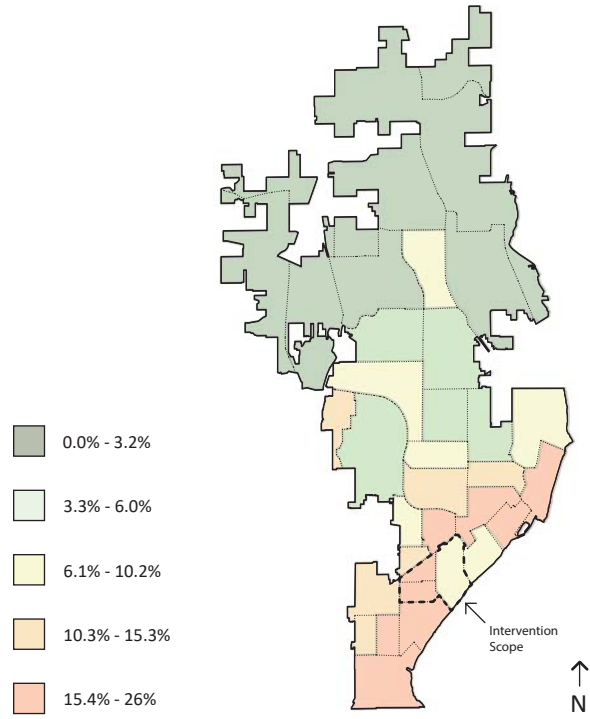


Fig. 009: Residential Vacancy Rate
(Dept. of Planning & Growth Management, Source: 2009 Home Mortgage Disclosure Act)

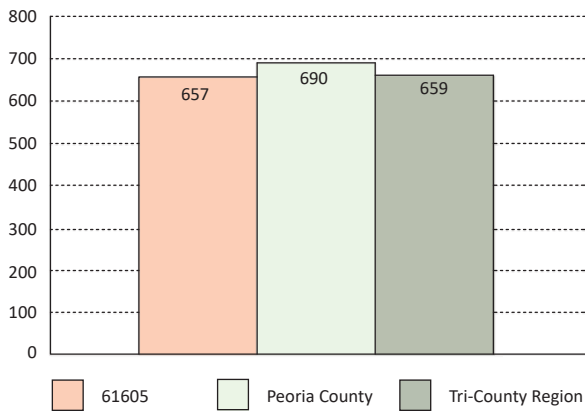


Fig. 007: Median Rent
(Source: 2010 US Census)

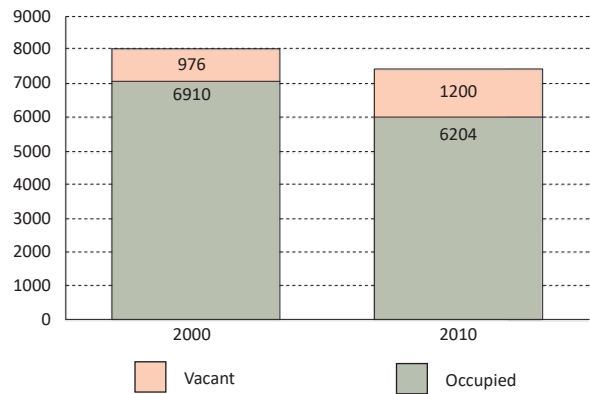


Fig. 010: Housing Units
(Source: 2010 US Census)

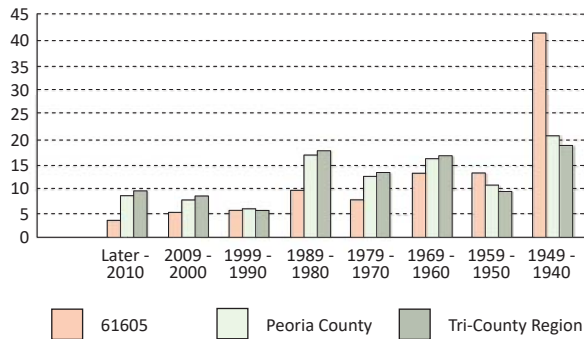


Fig. 011: Year Structure Built
 (Source: 2010 US Census)

Data-Driven Housing Analysis Results

The South Village area has one of the lowest real estate values in the city, and a median household income of less than half of the rest of the county. South Village residents require stable and quality housing that can be made affordable. In addition to this, a solution must be provided to raise the median income to the levels of the surrounding county. Roughly 20% of the housing in the area stands vacant and dilapidated and the state of the unoccupied housing is so severe that it would not be financially responsible to renovate most structures (except in cases of historic preservation). With 40% of the housing over 70 years old, whose average value in 2016 was (\$42,731, compared to the Illinois average of \$186,500 (Source: city-data.com). Based on this we believe it would be in the best interest to raise the value of the housing via new construction which would then in turn, result in higher property tax collection for the city. However once concern is the nation-wide rise of gentrification in urban neighborhoods and its effect on low-income residents. The City and non-profit organizations such as LISC, IHDA, PCCEO, Tri-County Urban League, and others must support a strategy to ensure the existing residents and people of similar

socio-economic backgrounds cannot only afford to live in the new high quality developments but participate in the services used to bring about its construction.

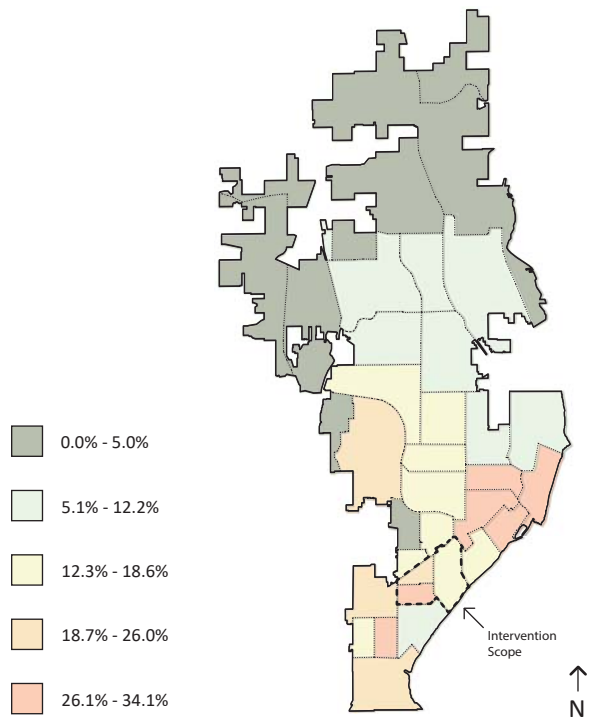


Fig. 012: Business Vacancy Rate
 (Dept. of Planning & Growth Management, Source: 2009 Home Mortgage Disclosure Act)

Data-Driven Business Analysis Results

Businesses in the southern half of Peoria have been on the decline in recent years, which has a domino effect throughout the city. Not only for the remaining businesses, but in people’s ability to meet their everyday needs. According to a survey conducted by the Illinois Housing Development Authority (IHDA), one of the highest-ranking issues for people living in the 61605 area was the ability to accomplish daily errands within a reasonable distance. Without the pres-

ence of major franchises to fulfill this need, there is a unique opportunity to position local businesses to fill the void. By creating developments that support the matriculation of small businesses in conjunction with efforts to attract major businesses to the area could develop a strong, vibrant locally-focused economy.

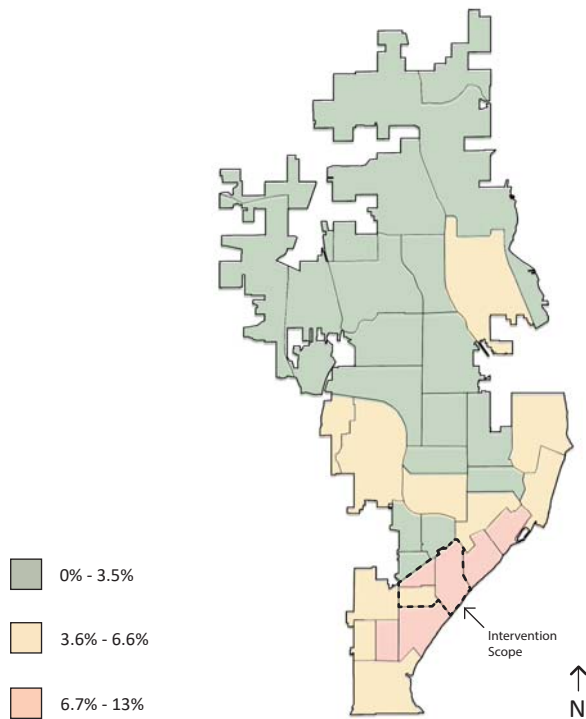


Fig. 013: Educational Needs
 (Percentage of population without a 9th grade education)
 (Dept. of Planning & Growth Management, Source: 2010 US Census)

Education is one of the major keys to building wealth, education-driven solutions must not only address the youth, but working-class adults as well. Solutions must focus on developments that will be conducive to facilitating diverse types of educational programs. By providing skills training, after school initiatives and continuing education opportunities, the possibilities for the residents to increase income and the rate of career advancement can be expanded.

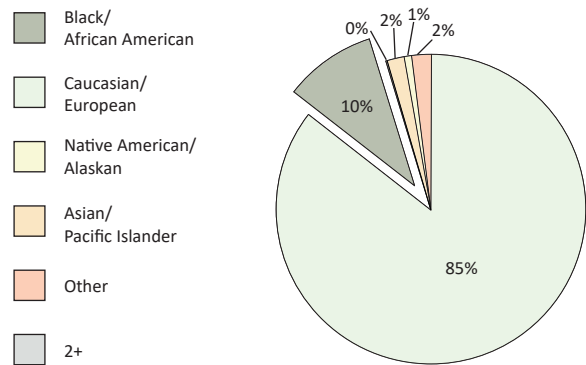


Fig. 014: Race in Tri-County Area
 (Source: 2010 US Census)

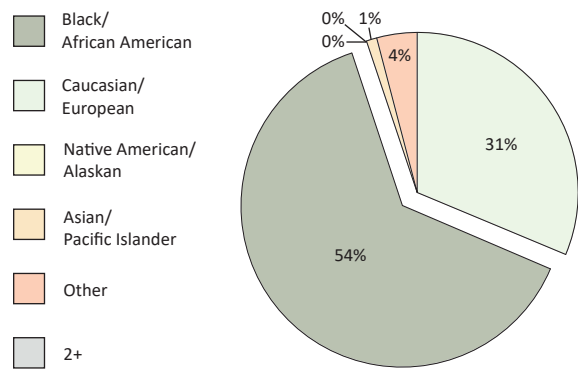


Fig. 015: Race in 61605 Area
 (Source: 2010 US Census)

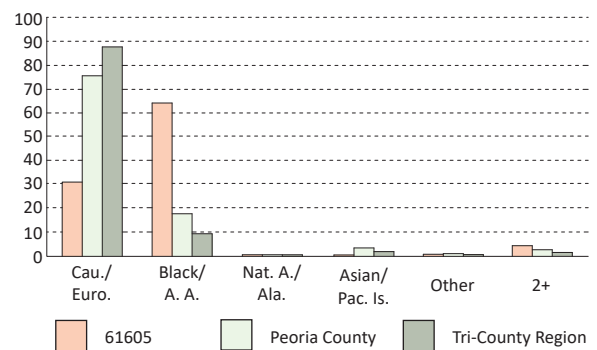


Fig. 016: Race in 61605 Area
 (Source: 2010 US Census)

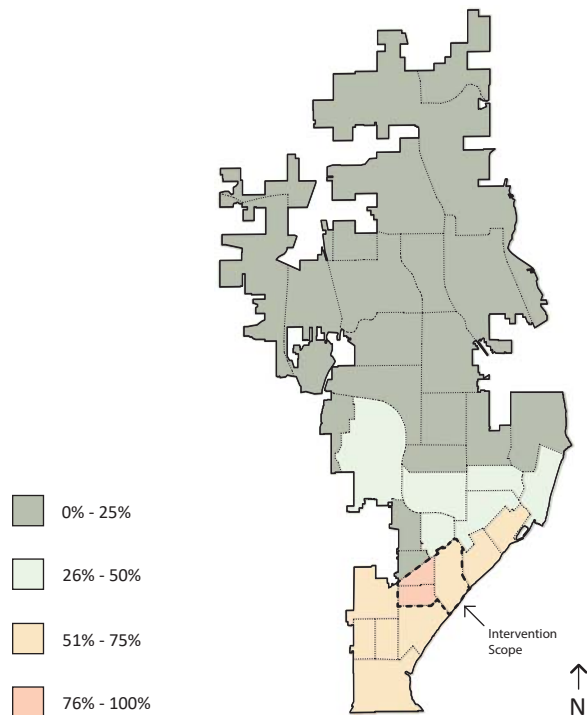


Fig. 017: Percentage of Minorities

(Dept. of Planning & Growth Management, Source: 2009 Home Mortgage Disclosure Act)

It is well known locally that the South Village neighborhood has the highest concentration of minorities in the city. The challenges of poverty, lack of resources and support is compounded amongst minorities anchored in this area. To revitalize the area, residential and commercial development is not the end of the solution, there must also be an effort to revitalize the population through education, skills training, business, and wellness support. The focus of resources and opportunity must be consistent and the duration of that engagement must parallel the years this area has lacked economic development. It is imperative to note that improving the living and working conditions of residents living in this area will not only benefit those specific people, but the economy and quality of the city at large.

CONTEXT

The boundaries of the South Village TIF were established in adherence to the eligibility criteria and includes those parcels which would benefit from the proposed Redevelopment Plan and Program. The South Village TIF contains approximately 672 acres, and is generally east of Western Avenue, north of Adams Street, west of MacArthur Highway, and south of Martin Luther King Drive. The South Village TIF contains 1,745 principal structures on 3,299 parcels and covers 199 blocks. The area where this study is focused utilizes MacArthur Hwy as a central axis with the northern boundary at Martin Luther King Blvd., and the south boundary at W. Howett St. The western boundary is S. Webster St. and the eastern boundary is S. Richard Pryor Place.

Existing Land Use of the South Village TIF boundary:

Western Avenue Corridor - Commercial clusters at key intersections such as at Howett/Lincoln and Garden Streets with primarily single-family residential uses in between these clusters.

Adams Street Corridor - Predominately industrial uses, with a mixed-use cluster of a bank, church, and other neighborhood services at the Garden/Adams intersection.

MacArthur Highway Corridor - Mixed-use, with some homes and a variety of small institutional and commercial uses such as the Urban League, laundry mat, barber, etc.

South Village Neighborhood - Predominantly single-family homes on small lots, with supporting institutional uses including schools, churches, the Lincoln Branch Library and the Proctor Recreation Center. The neighborhood lies in the river valley located below the Peoria Bluffs. The steep grade of the bluffs acts as a physical and psychological barrier between the South Side and the adjacent neighborhoods, preventing the street grid from extending northward and isolating the residents. Western and MacArthur Avenues are the only direct routes that traverse the bluffs linking the South Side to Greater Peoria. (Source: Tri-County Regional Planning Commission - 2012)

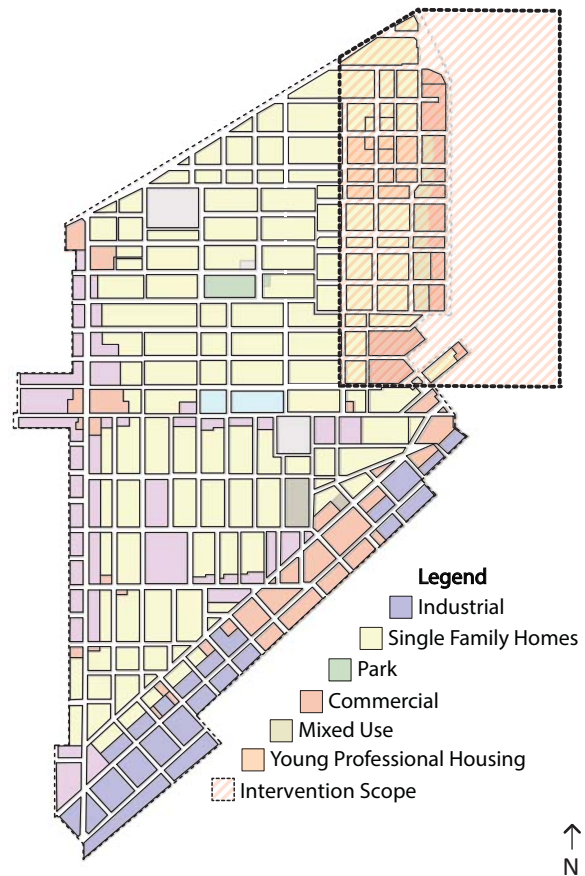


Fig. 018: South Village TIF Map
(Source: 2013 South Village TIF Plan)

LAND USE STRATEGY

(Note: Proposed districts are not regulatory but marketing based.)

The land use strategy purpose is to subdivide areas into districts that will best serve the objectives of the revitalization plan. Based on analysis of the South Village TIF Plan and community feedback, the following districts and sub-districts were developed.

Young Professional's District

To fulfill the City of Peoria's comprehensive goal of increasing the number of young residents, a young professionals district was identified as a solution that could expand the local tax base, strengthen the economic spending power of the area, and draw new capital investment. The target demographic for this district are first time homeowners or individuals in search of a starter home. With incentives offered toward teachers, nurses, and small business owners the district will introduce new individuals who can contribute to the success of the community economically and socially.

Workforce District

To address the need for quality housing identified by residents and previously commissioned city plans, the workforce housing district focuses on single-family housing designed within state and federal assistance program parameters to encourage homeownership and longterm leasing. The effects of homeownership correlate directly with community engagement and prosperity, not to mention the individual benefits of gaining sustainable wealth. (Source: Social Benefits

of Homeownership and stable housing, Yun & Evangelou, 2016)

Commercial District

The commercial district serves two major functions, to solve two major problems in the area. 1) To provide spaces where people can facilitate the necessities of daily life (as identified in the Near Southside Neighborhood Needs Assessment Results). 2) To create jobs, revitalize existing commercial assets and create spaces for small local businesses to thrive within the community. The commercial district seeks to activate the MacArthur corridor, attracting visitors from outside the neighborhood and provide destinations within walking distance for the existing residents.

Institutional Zones

Existing institutional assets such as the NAACP, Urban League, and PCCEO represent essential components that have been instrumental in the success of the community. Minor renovations, way-finding signage, and landscape interventions are proposed in this study to increase the presence of these entities along the MacArthur corridor and within the neighborhood they serve.

Educational Zones

Existing assets within the community provide the foundation for scholastic success. Valeska Hinton Early Childhood Education Center and PCCEO Head Start provide an entry point for education. For the rest of the nearby public schools, a community school strategy is recommended. This strategy rethinks public schools to provide children in

low-income communities with a high-quality education. It centers public schools as hubs for communities and combines rigorous, relevant educational programs with extended learning opportunities, family and community engagement, and an infusion of social services. (Source: Building Community schools systems: Removing Barriers to success in U.S. Public Schools, McDaniels, 2018). The Wrap-Around Center, located in the nearby Trewyn School is an excellent example of this strategy, from this proposal's perspective continued and expanded support is suggested to meet the educational needs of the area that are youth specific. Aside from the efforts of Peoria Public Schools, the Tri-County Peoria Urban League has been a cornerstone in the community for decades, programs like the adult learning center and after school tutoring program provides a much-needed service to the area. This proposal recommends continued and expanded support for this non-profit as its increased capacity will have a direct correlation to the success of the community and its residents.

proposed, covered in an artistic intervention of color and vibrancy to pay tribute to the rich history of the court, and the game.

Recreational Space

The MacArthur corridor has great sources for recreation, The Proctor Center, Carver Center, The John Gwynn Jr. Aquatic Center, John Gwynn Jr. park, and Martin Luther King Jr. Parks provide public gathering space and objects for youth to interact with. The primary recreational hubs flank the assisted senior living housing. To increase the value of outdoor recreation to the surrounding senior residents, an outdoor fitness area for seniors is proposed at Martin Luther King Jr. Park. Also, a dog Park for pet owners to gather. Since basketball is the most popular sport in the area, new basketball court paving is

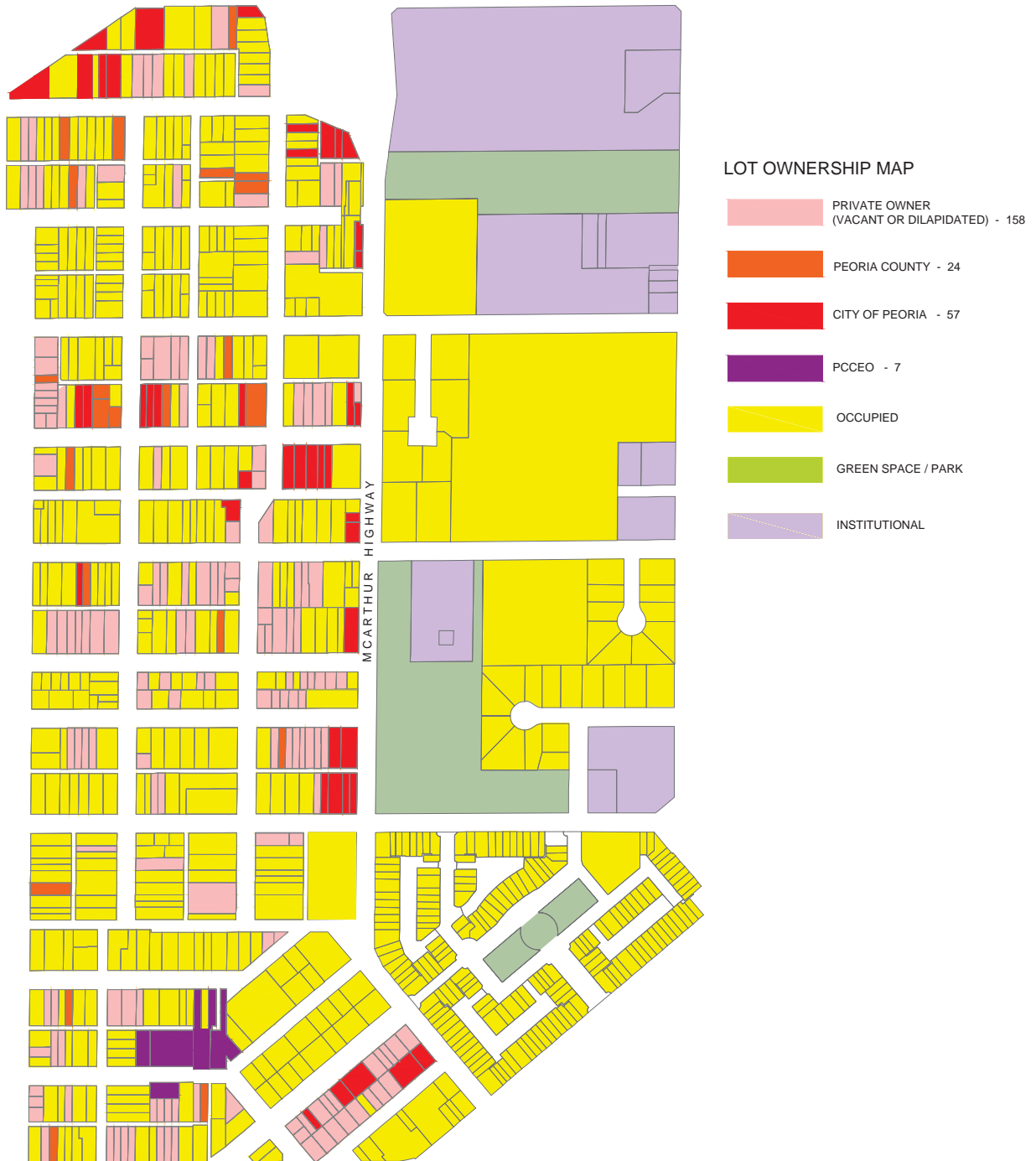


Fig. 019: Land Ownership Map
(Source: 2019 Peoria County Geographic Information System)

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



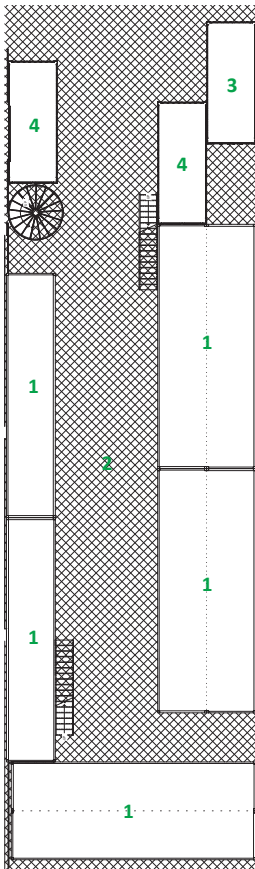
The Community Air Market is a bazaar-style market that has the primary role of “grocery store” for the South Village community. In addition to providing local produce and food, the configuration and construction also allow for small pop up shops to be leased for local entrepreneurs to sell their wares.

Potential Partnerships:

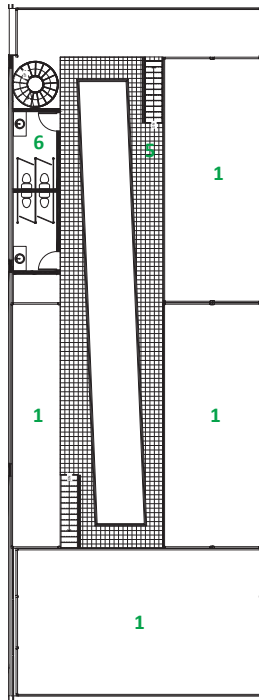
- LISC
- Local Foods/Local Places
- (Food Equity Center)
- Zion Coffee Bar

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



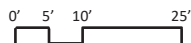
1st Floor Plan



2nd Floor Plan

Legend

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



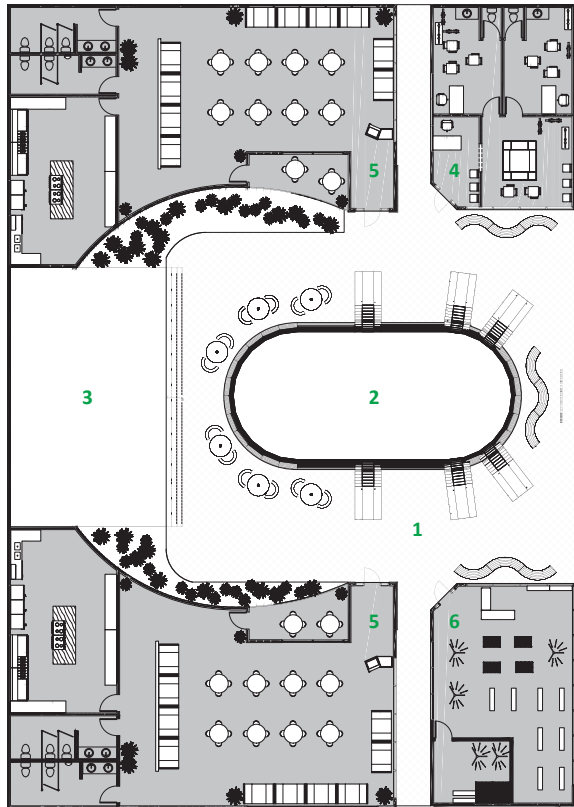
South Village Plaza



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

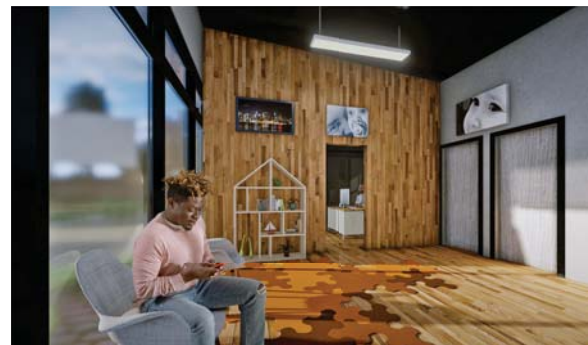
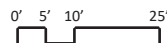
Square Footage Analysis:
 4 commercial Spaces
 1-931 SF Retail Space
 1-853 SF Daycare
 1-2,698 SF Retail Spaces
 1-2,469 SF Dining Spaces



1st Floor Plan

Legend

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



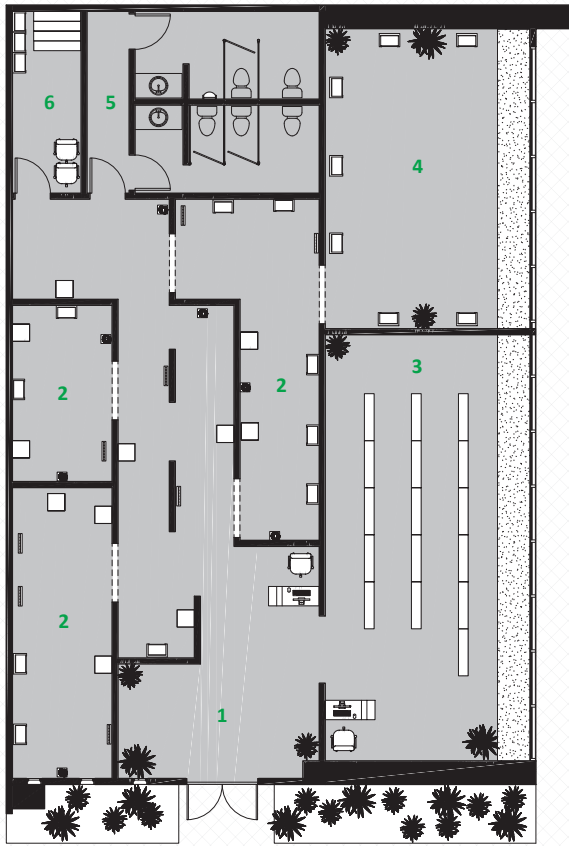
Arts and Culture Center



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:

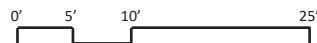
- 3 Commercial Spaces
- 1-432 SF Museum
- 1-649 SF Bookstore
- 1-1,705 SF Art Gallery



1st Floor Plan

Legend

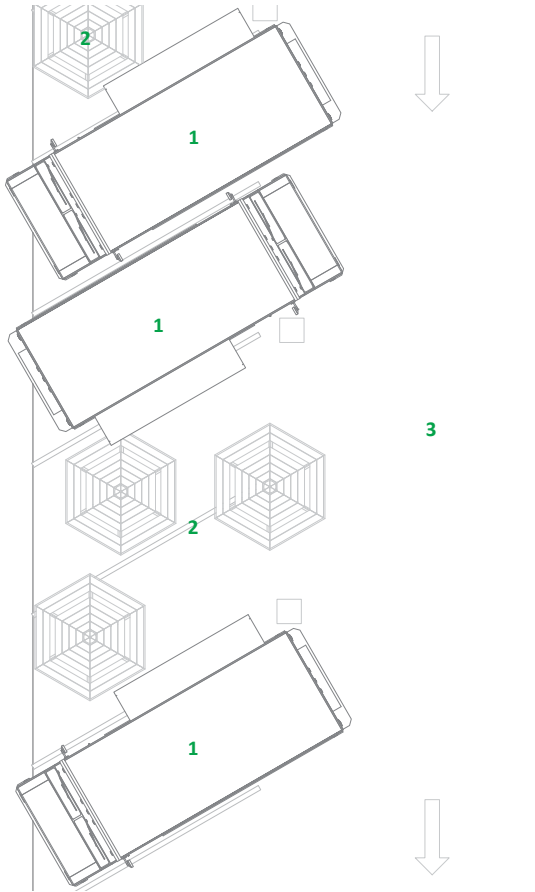
- 1 - Art Gallery
- 2 - Exhibition Space
- 3 - Book Store
- 4 - Museum
- 5 - Restroom
- 6 - Storage



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

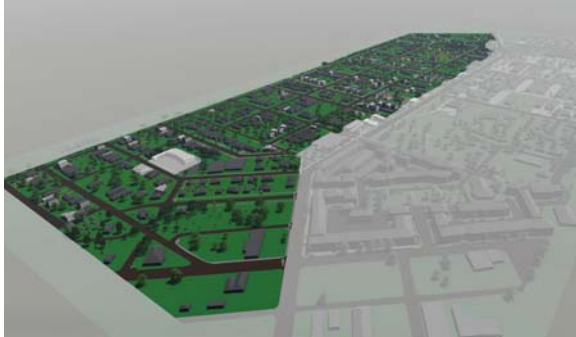
- 1 - Food Truck
- 2 - Seating
- 3 - Existing Drive Isle



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

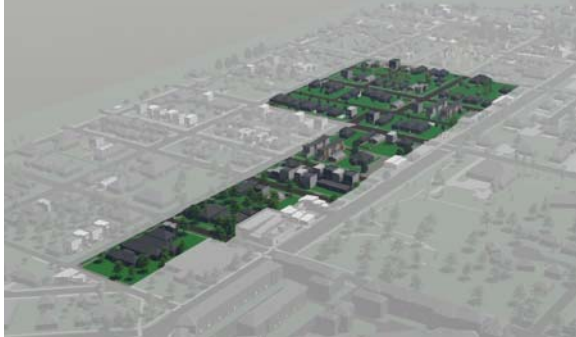
Quality housing is of paramount importance to the south village area (per surveys and interviews with residents). 41.4 percent of homes on the southside were built before 1939, and 75.5 percent of the homes are over 50 years old (Source: Tri-County Regional Planning Commission - 2012). With an aging 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

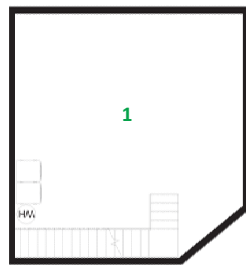


This single-family home has an open plan concept. The ground level is filled with light from the kitchen, and separate stairs lead to each floor. There is one bedroom on each level totaling three bedrooms and three bathrooms. A raised foundation allows the homeowner to build out more bedrooms in the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

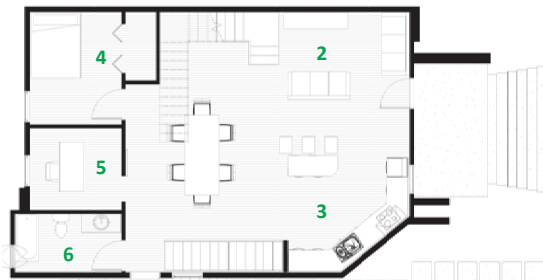
Square Footage Analysis:
 2 Bedrooms
 2 Bathrooms

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

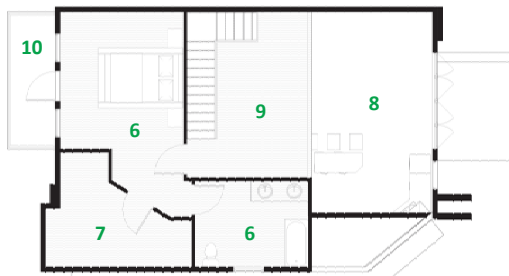
Elevated basement for code compliant bedrooms at the basement level.



Basement Plan



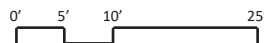
1st Floor Plan



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



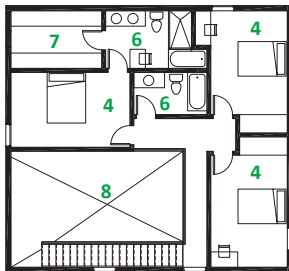
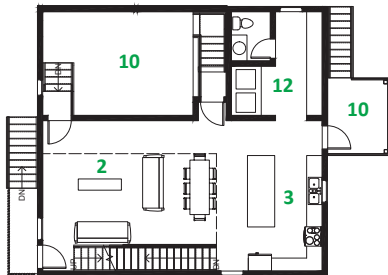
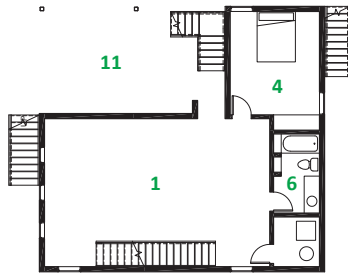
This single-family home has an integrated carport below a concealed outdoor space. The interior of the house has an open concept plan with three bedrooms on the third floor. With plumbing hookups for an extra bathroom and a raised foundation for additional code, compliant bedrooms create the capacity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

Square Footage Analysis:

- 3 Bedrooms
- 3.5 Bathrooms

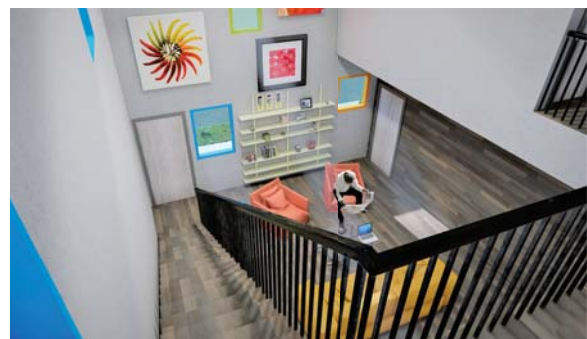
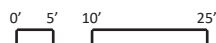
1,790 SF (Livable)
856 SF (Basement)

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 - Car Port |
| 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.

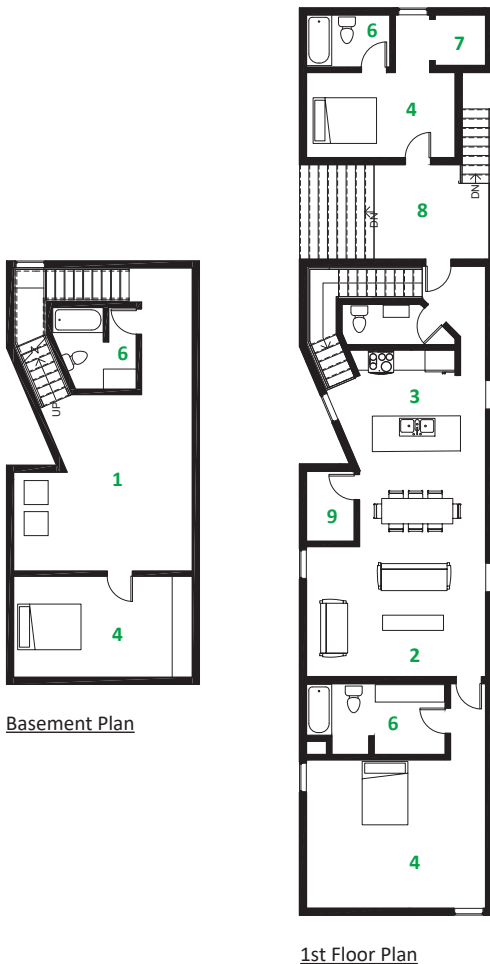
Square Footage Analysis:

- 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)

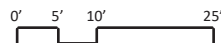
Commercial
 2 Units
 Unit 01: 807 SF (Livable)
 Unit 02: 596 SF (Livable)
 Shared Basement: 525 SF



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



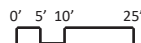
1st Floor Plan

2nd Floor Plan

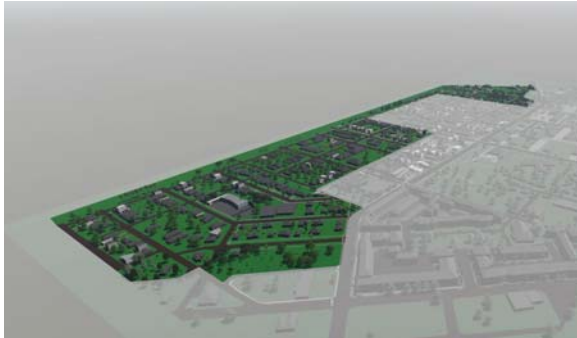
3rd Floor Plan

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

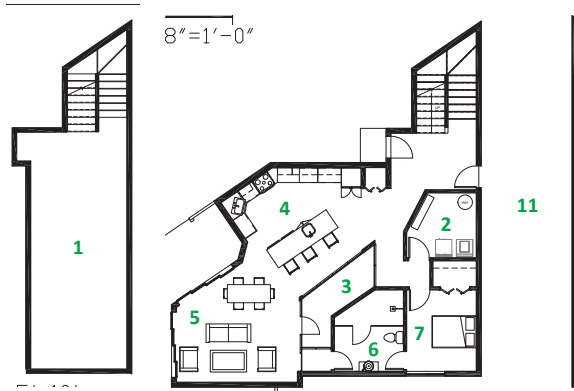


The neighborhood officer’s residence, with its corner occupation, exterior vantage points and drive isle parking that makes the police cruiser visible while protected. Through interviews with residents, the north end of the south village is one of the areas where criminal activity may have a presence.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

Square Footage Analysis:

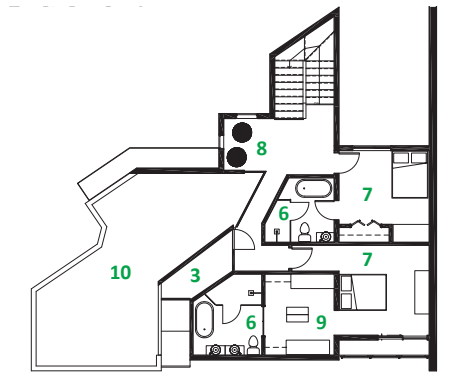
- 3 Bedrooms
- 3 Bathrooms

1,928 SF Livable
594 SF Basement



Basement Plan

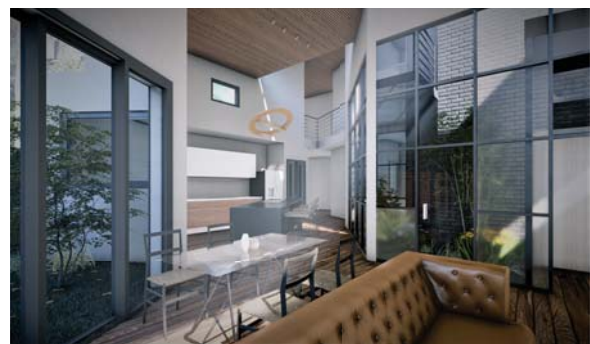
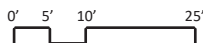
1st Floor Plan



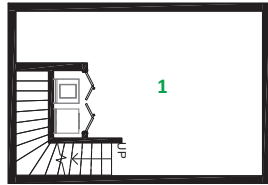
2nd Floor Plan

Legend

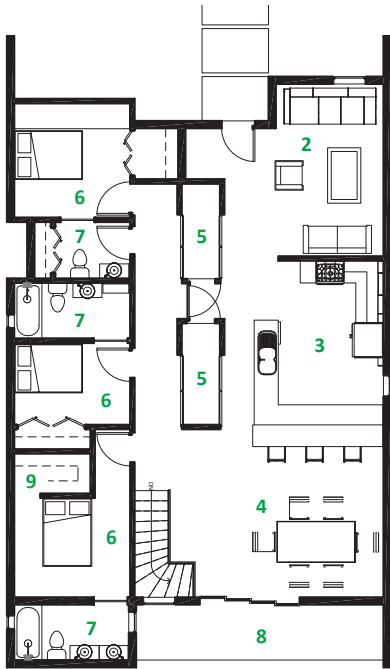
- 1 - Unfinished Basement
- 2 - Laundry Room
- 3 - Courtyard
- 4 - Kitchen
- 5 - Living Room
- 6 - Bath Room
- 7 - Bed room
- 8 - Sitting Room
- 9 - Closet
- 10 - Open to Below
- 11 - Covered Car Port



Housing Prototype: WF-031 (Accessible alt.)



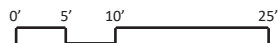
Basement Plan



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



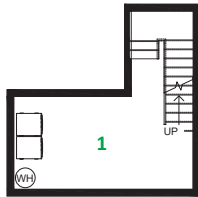
Housing Prototype: WF-032



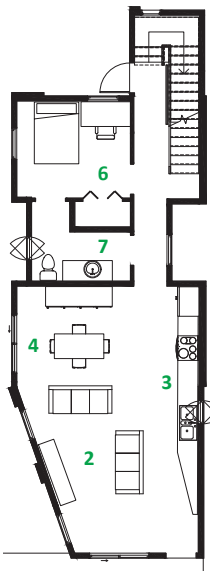
This house is ideal for family living. A long galley style kitchen is integrated into the living room, this not only optimizes the public space but also creates an area ideal for entertaining. Each of the secondary bedrooms come with a built-in desk to provide potential students with a dedicated space 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.

Square Footage Analysis:
 3 Bedroom
 2.5 Bathrooms

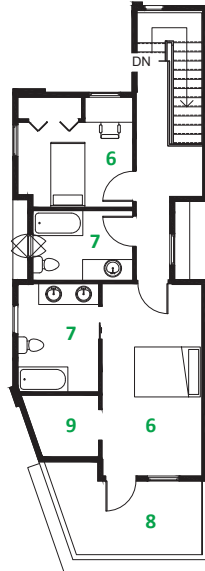
1,519 SF (Livable)
 225 SF (Basement)



Basement Plan



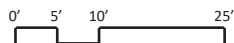
1st Floor Plan



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



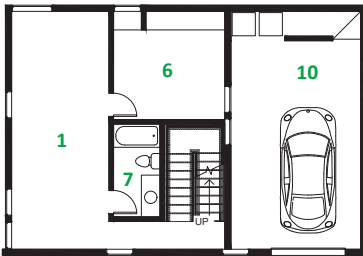
This house is ideal for a starter home, with proportionate spaces organized within a low footprint, this home offers a 1+ car garage, loft spaces, and a generous living arrangement.

Square Footage Analysis:

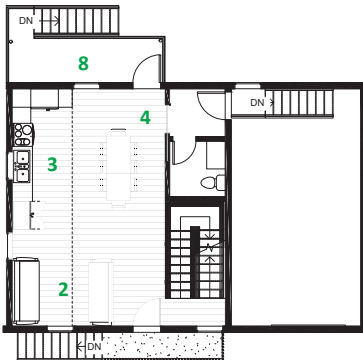
3 Bedrooms
2.5 Bathrooms

941 SF (Livable)
590 SF (Basement)

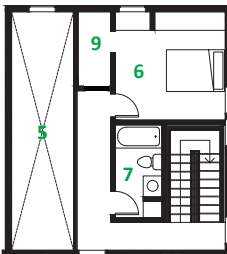
*Elevated basement for code compliant bedrooms at the basement level.



Basement Plan



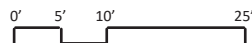
1st Floor Plan



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



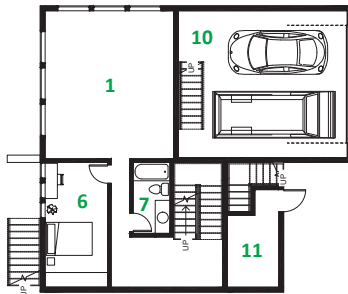
This home offers a two-car garage, an exterior deck with storage underneath, and a generously lit basement. With the possibility of constructing 5 bedrooms, this space could be used for multi-generational living or a sub-leased tenant situation.

Square Footage Analysis:

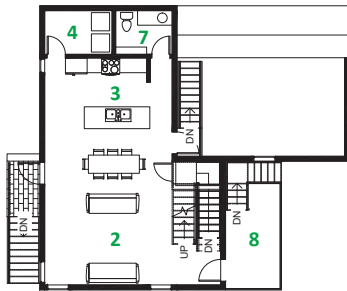
3 Bedrooms
2.5 Bathrooms

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

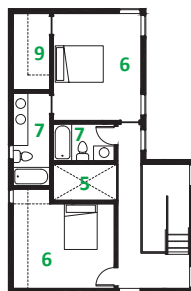
*Elevated basement for code compliant bedrooms at the basement level.



Basement Plan



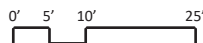
1st Floor Plan



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.

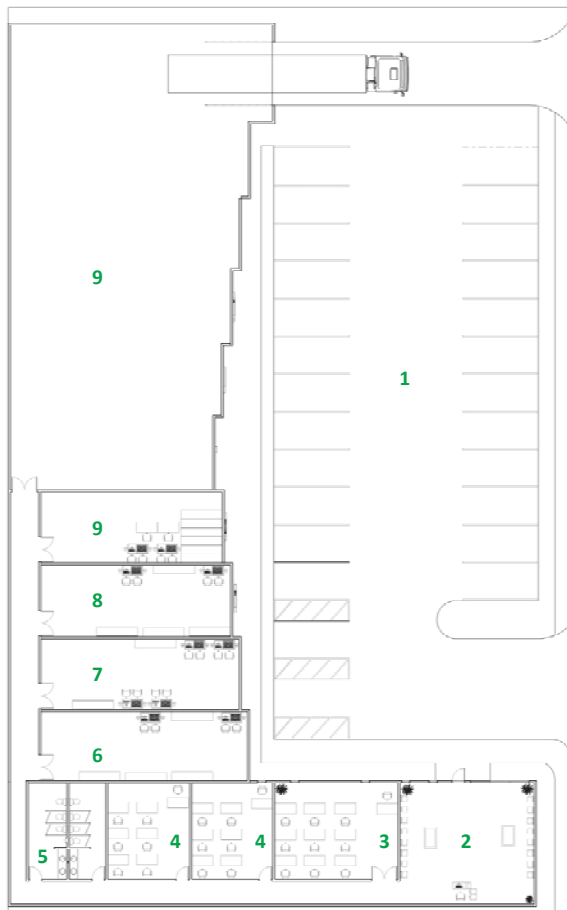
Urgent care centers have become an integral part of the healthcare system. Their growing popularity is due primarily to convenient office hours and the ability to quickly treat acute conditions ranging from infections to fractures. 31 to 40-year-olds use them most often, but these centers could also 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



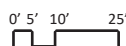
The Workforce Training Center is the central hub for acquiring skills and adult education in the South Village offering courses and programs that teach residents construction trades. This facility is designed to be a catalyst for community-driven revitalization in the area. By increasing the number of 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:

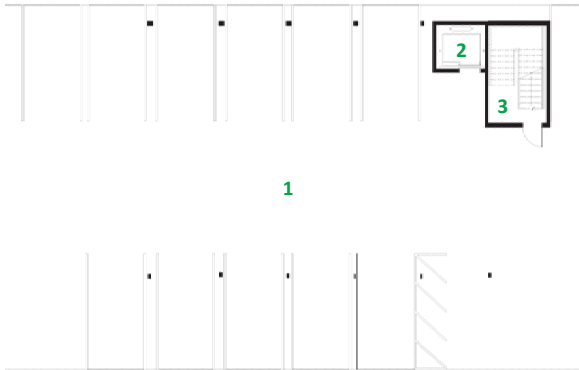
- 2 Commercial Spaces
- 4 Industrial Spaces



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.

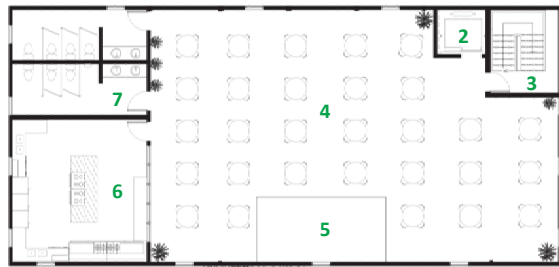


1st Floor Plan

Potential Partnerships:
Tri-County Urban League
PCCEO

Square Footage Analysis:
2 Commercial Spaces

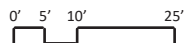
811 SF Banquet Hall
2,433 SF Commercial Kitchen



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

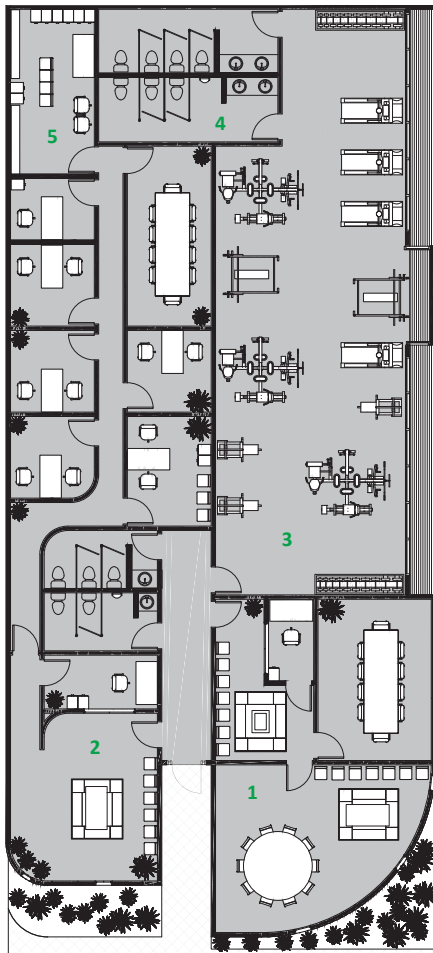


Mental and physical health is of paramount importance to a community with residents of a diverse age range. Some residents may not have the mobility necessary to reach health care facilities. The project proposes a health and wellness center providing clinic style treatment. A therapy office to provide 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

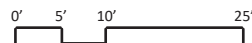
888 SF Counselor’s Center
2,094 SF Urgent Care Clinic
1,708 SF Fitness Studio



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.



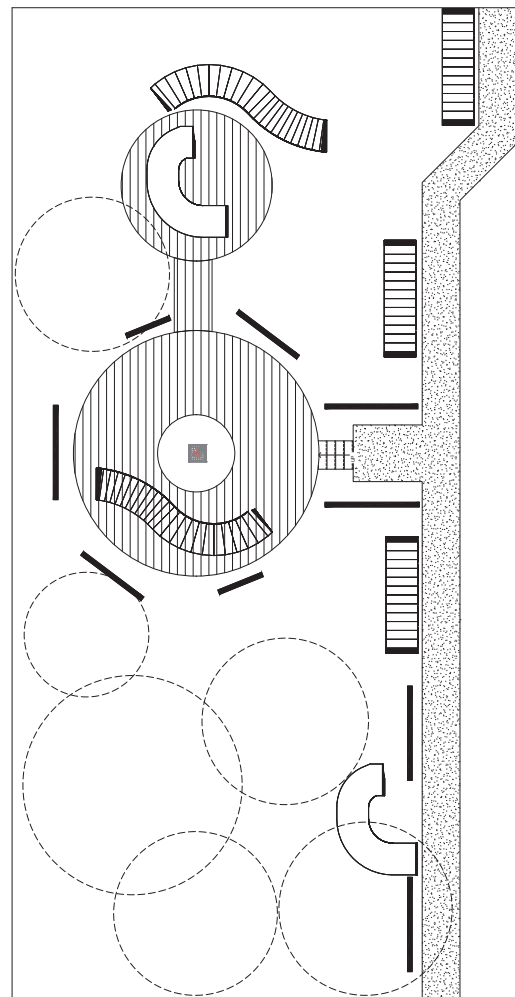
To accommodate the parking needed to support the proposed Community Air Market and Commercial Plaza, a solution that provides parking for 60-70 vehicles could be established.

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.

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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