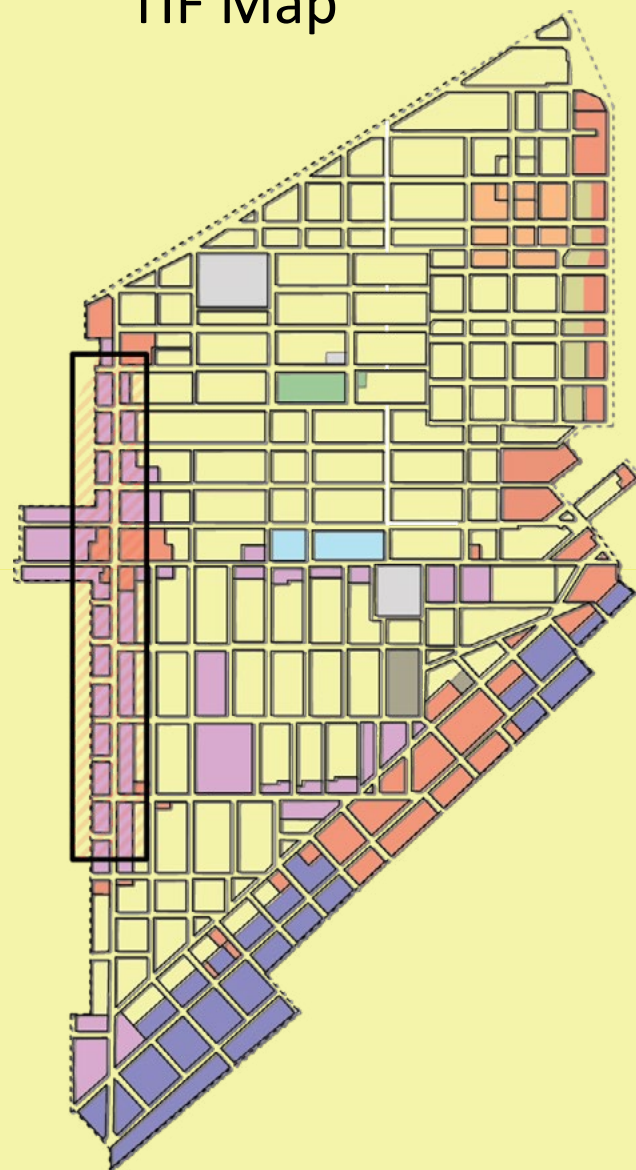


CITY OF PEORIA PRELIMINARY REVITALIZATION PLAN: WESTERN AVENUE

Strategy

1. Install new community components
2. Construct mixed use developments
3. Construct new single family housing

TIF Map



Legend

- Recreational
- Workforce Housing
- Park
- Commercial
- Mixed Use
- Young Professional Housing
- Religious
- Educational
- Senior Citizen Housing
- Civil
- Multifamily Housing

Identified as the western boundary of the South Village Tax Incremental Finance District, South Western Avenue offers an interesting combination of residential and commercial development along the corridor. With pre-existing eateries and commercial service establishments, this street requires only a few key components to build the momentum for revitalization to occur. Two types of developments have been proposed as the primary solutions for this area.



Recommended Community Components

- 1) Waste and recycling receptacles
- 2) Solar powered lighting with integrated banners
- 3) Benches and outdoor seating
- 4) Bustops
- 5) Wayfinding signage



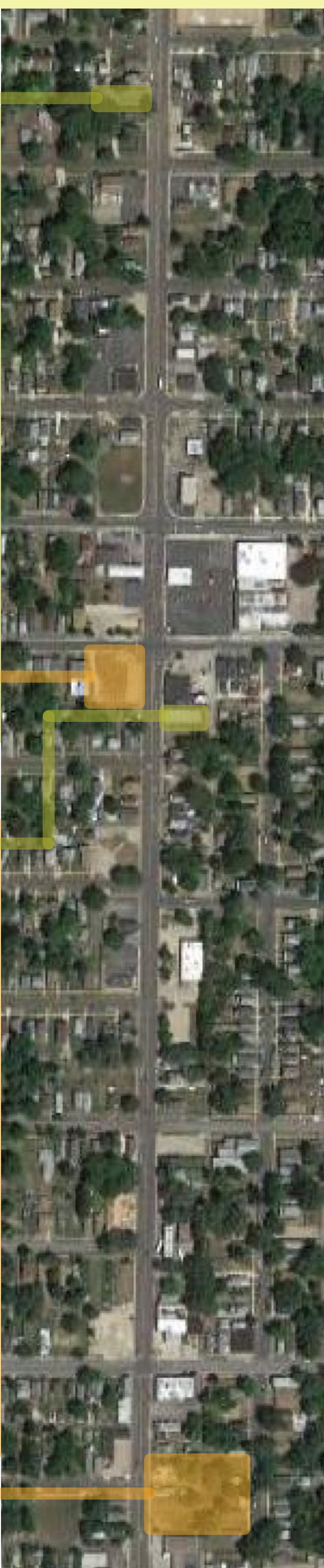
A

Single Family Home

1) Mixed use medium-density multifamily housing with commercial space on the ground level create a pedestrian friendly thoroughfare and enhances the economic potential of the western corridor. Mixed use developments will increase the catchment area for local businesses while providing a space for new businesses to operate. New construction on clusters of city owned lots will have a great impact on the future image of the surrounding environment.

B

Mixed Use Housing (Office space at ground level)



C

Single Family Home

2) Pockets of existing single family homes flank the north and south ends of the Howett/Lincoln/Western commercial center. These homes bring a sense of calm to the street, bringing with it the pace and sensibilities of an urban neighborhood. To retain and enhance that sense of place, it is recommended that small, individual city-owned lots receive new single-family housing. This new housing's curbside presence will enhance the profile of the street, providing a catalyst for privately owned lots to be developed. With these surgical interventions, Western Avenue will champion the potentials of the urban neighborhood experience in The City of Peoria.

D

Mixed Use Housing (Retail at the ground level)



IMPLEMENTATION CHECKLIST

PHASE I (2020 - 2022)

- Install community components such as street lighting, benches, waste receptacles, resurfaced road, etc.

PHASE II (2021 - 2023)

- Begin construction of mixed-used developments.

PHASE III (2023 - 2024)

- Begin Construction of single family housing.

