GROUP 1
Map A: 71st Street and Memorial Drive
**OBJECTIVES**

- Pedestrian
- Safety
- Sense of Place
- Density
- Mixed Use
- Visual attractiveness
- Sense of Place - Place Identity
- Connectivity - Street Grid
- Space - Have a Center-Public Place
- Not Just "Green" Space

**EXECUTE**

- TIF = GRID INFRASTRUCTURE
  - Tax credits - Light Housing Tax for Some
  - Acquire the Disparate Parcels
  - Gain Consensus of All Owners
- Multi-Use Development
  - Level 1 Retail
  - Level 3 Parking Shared with Res & Retail
  - Level 3 Residential

- Create Retail "Fan" Toward Traffic
- Focus Walkability Areas Other Than Facing Memorial
- Public Transit to Narrow Retail
OBJECTIVES

- Pedestrian Friendly
- SENSE OF PLACE
- Density
- Mixed Use
- Visual Attractiveness
- Sense of Place - Name & Identity
- Connectivity = Street Grid

SO Place = Have a Center - Public Place
Not Nec. "Green" Space

- Visual - Park Space Added
  - Trees
- Pedestrian Sidewalks
- "Bring In" Neighborhood Behind
  - Develop Park Area Abutting Back Neighborhood

- Create Retail "Face" Toward Traffic
- Focus Walkability On Areas Other Than Facing Memorial
  - Public Transport to Nearby Retail
EXECUTE

- TIF = GRID INFRASTRUCTURE
- TAX CREDITS - LIHTC HOUSING TAX FOR SOME
- ACQUIRE THE DISPARATE PARCELS OR GAIN CONSENSUS OF ALL OWNERS

- MULTI-LEVEL DEVELOPMENT -
  LEVEL ① RETAIL
  LEVEL ② PARKING SHARED W/RES & RETAIL
  LEVEL ③ RESIDENTIAL
GROUP 2

Map B: Pine Street and Peoria Avenue
- Increase density by BRT
- Walkability from senior housing
- Bring commercial density toward Peoria Ave.
- **Create higher density housing**
  - Northwest of intersection
  - 2-3 story, 4-6 unit housing
- **Create a safer pedestrian crosswalks** at Peoria & Dine.
- **Grocery store for resident needs**
- **Create public/green space**
- Capitalize on easy on/off highway access

Food - fast & casual - for residents & commuters & downtown - on west side of Peoria (moved currently toward their backs to Peoria)
MAP B

- Increase density by BRT
- Walkability from senior housing
- Bring commercial density toward Peoria Ave.
- Create higher density housing
  @ Northwest of intersection
  - 2-3 story, 4-6 unit housing
- Create a safer pedestrian
  crosswalks @ Peoria & Pine.
- Grocery store for resident needs
- Create public/green space
- Capitalize on easy on/off Hwy access
- Food - fast & casual - for residents
  & commuters & downtown - on West side
  of Peoria (Homes currently turn their
  backs to Peoria)
GROUP 3
Map C: Eugene Field
MAP C

STARTING PLACE

PHASE I

- MULTI-USE
- RESIDENTIAL
- COMMERCIAL

OPPORTUNITIES

- WALKABLE
- PUBLIC TRANSIT
- ESTABLISHED - WEST BANK
- RAIL
- FURTHER DEVELOPMENT

PHASE II

NEIGHBORHOOD / RESIDENTIAL

OPPORTUNITIES

- WALKABLE
MAP C

STARTING PLACE

PHASE I

- Multi-use
  - Residential
  - Commercial

OPPORTUNITIES

- Walkable
- Public transit
- Established West bank
- Rail
- Further development
PHASE II

NEIGHBORHOOD/RESIDENTIAL

OPPORTUNITIES

WALKABLE
Phase IV
Business
Industrial
PHASE II

walkable neighborhood

the phase II to Phase IV
PHASE I

Multi-Use / Walkable
Retail / Restaurant
Business / Green Space
Residential

Draw people across river.
Railroad - transit.
Keep as open space
Enhance area
Pool splash pad
Basketball courts
Tennis courts
Swimming
GROUP 4
Map D: 21st Street and Yale Avenue
COMPONENTS:
- Midtown leisure
  - Exist airport
  - DynaTech Box
- Residential adjacent to
  - Access to existing neighborhood
- Limit & control access to exist
tub streets
- Police substation
- Residential
  - Dedicated
  - Comm 1st Res 2nd
- Green Park, park, rec facilities
- Hotels, food courts, support
  - Restaurants
- Structured parking
  - Advantage of grade diff
- Fitness opportunities
- Comm support of res & bus
COMPONENTS:

- Residential
  - Adjacent
    - Access to existing neighborhood
  - Limit & coord. access to exist public streets
- Police substation
- Residential
  - Dedicated
  - Comm 1st/Res 2nd
- Green Plaza park/rec facilities
- Hotel(s)-Fairgrounds support
- Restaurant(s)
- Structured parking
  (Advantage of grade diff)
- Fitness opportunities
- Comm support of res & bus