

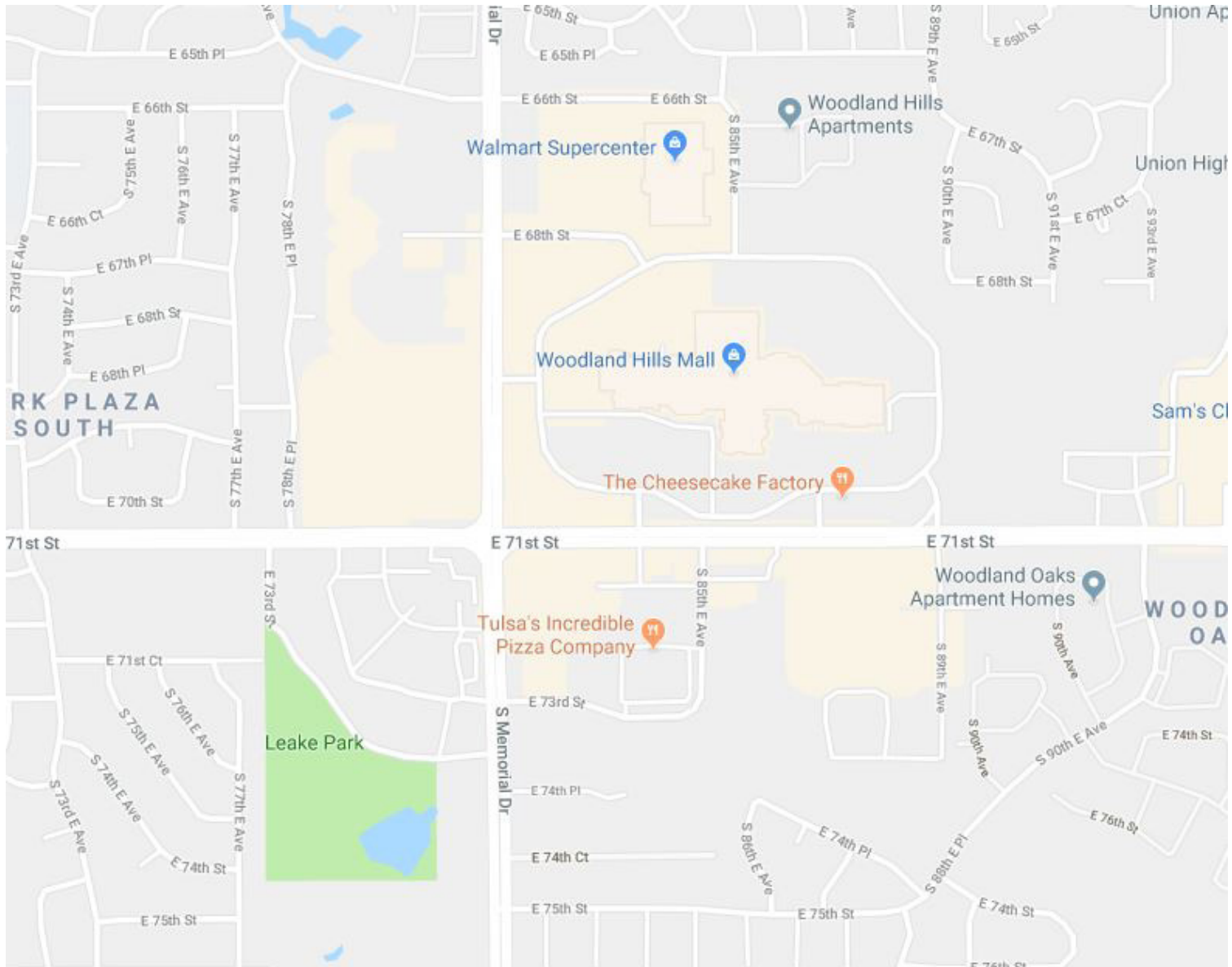
SMART GROWTH AMERICA TECHNICAL ASSISTANCE

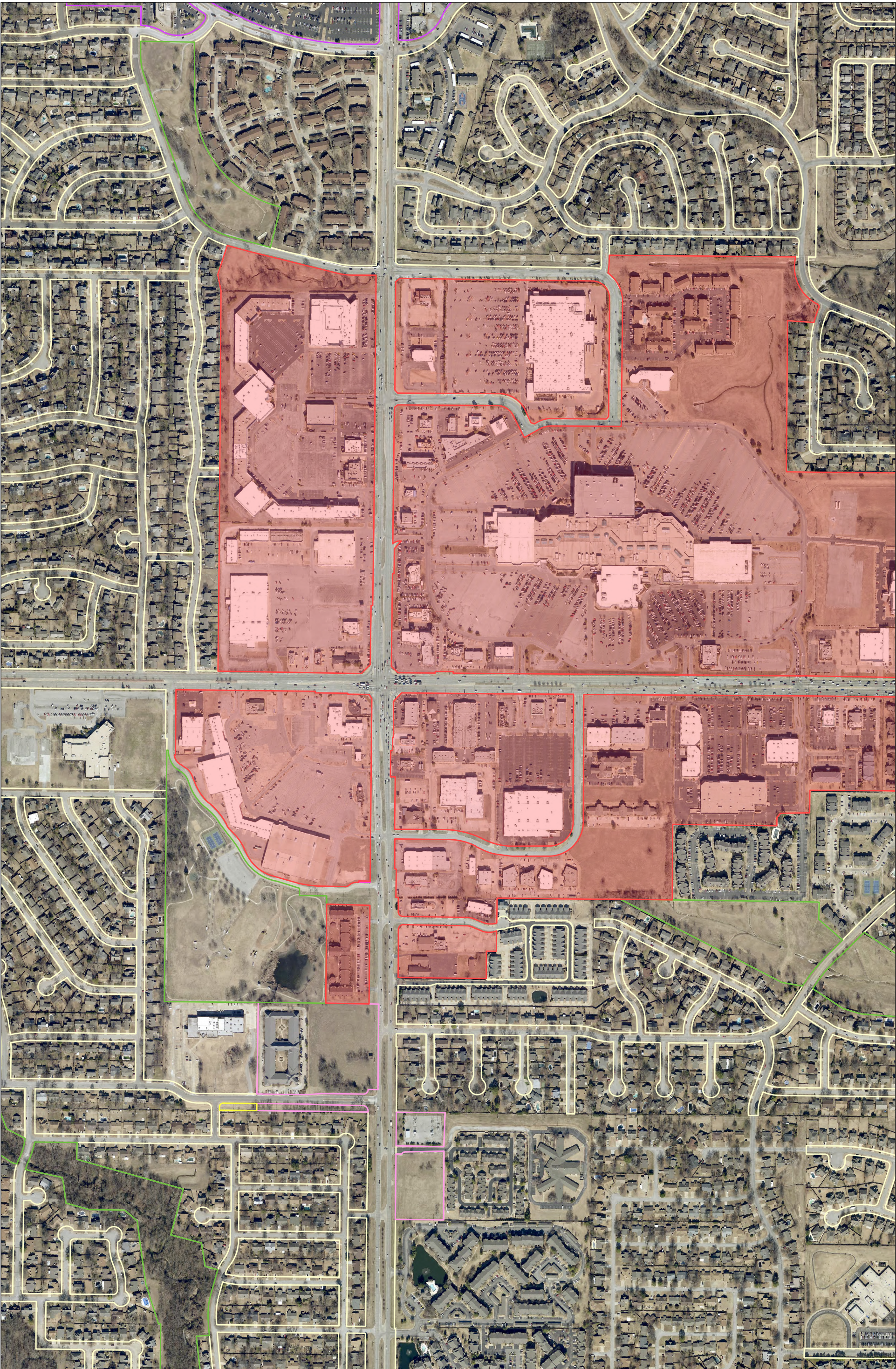
July 19-20, 2017 Workshop Small Group
Discussion Materials



GROUP 1

Map A: 71st Street and Memorial Drive





- | | | |
|-----------------------|-----------------------|----------------------|
| Land Use Plan | Existing Neighborhood | New Neighborhood |
| Downtown | Main Street | Parks and Open Space |
| Downtown Neighborhood | Mixed-Use Corridor | Regional Center |
| Employment | Neighborhood Center | Town Center |

Map A

Date Prepared: July 2017
Date of Aerial Photography: 2016



OBJECTIVES

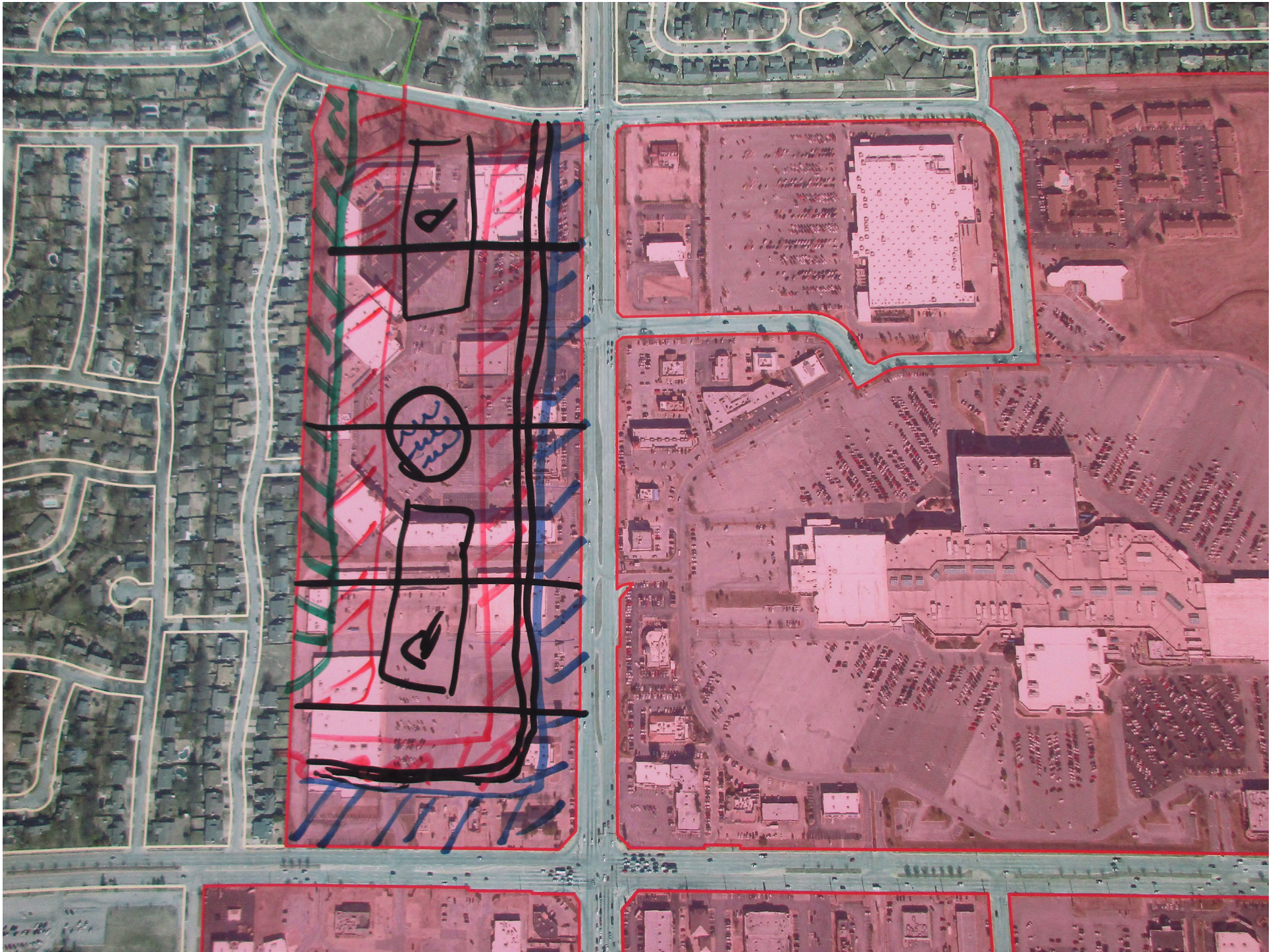
71% Memorial

- PEDESTRIAN FRIENDLY
- SENSE OF PLACE
- DENSITY
- MIXED USE
- VISUAL ATTRACTIVENESS
- SENSE OF PLACE - NAME & IDENTITY
- CONNECTIVITY = STREET GRID
- SOPINCE = HAVE A CENTER-PUBLIC PLACE NOT NEC. "GREEN" SPACE
- VISUAL - "PARK SPACE ADDED"
- TREES
- PEDEST = SIDEWAYS
- "BRING IN" NEIGHBORHOOD BEHIND
- DEVELOP PARK AREA ABUTTING BACK NEIGHBORHOOD
- CREATE RETAIL "FACE" TOWARD TRAFFIC
- FOCUS WALKABILITY ON AREAS OTHER THAN FACING MEMORIAL
- PUBLIC TRANSIT TO NEARBY RETAIL

EXECUTE

- TIF = GRID INFRASTRUCTURE
- TAX CREDITS - LIHTC HOUSING TAX FOR SOME
- ACQUIRE THE DISPARITE PARCELS OR - GAIN CONSENSUS OF ALL OWNERS
- MULTI-LEVEL DEVELOPMENT -
 - LEVEL ① RETAIL
 - LEVEL ② PARKING SHARED W/ RES & RETAIL
 - LEVEL ③ RESIDENTIAL







OBJECTIVES

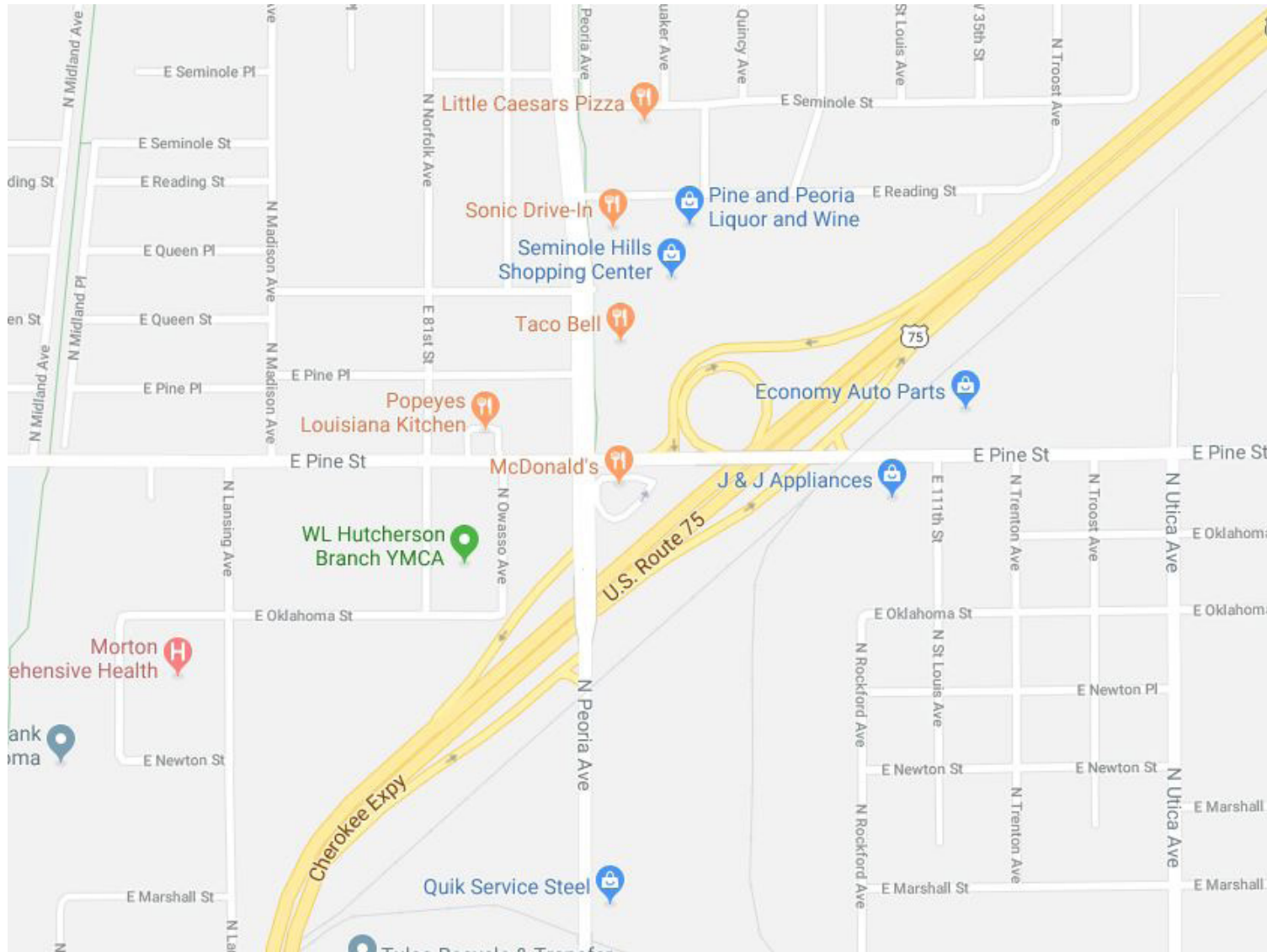
7/1*/Memorial

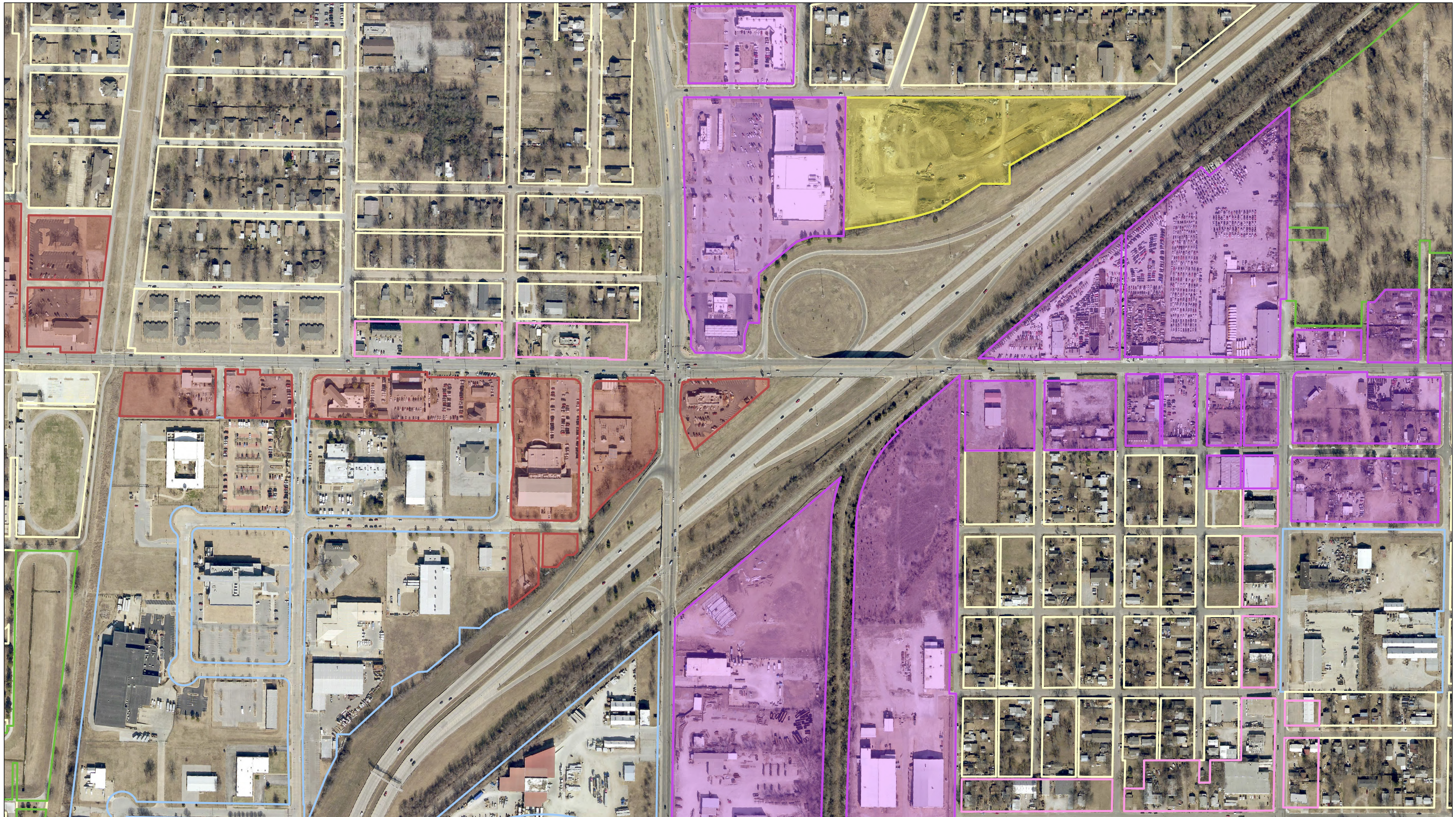
- PEDESTRIAN FRIENDLY
- DENSITY
- VISUAL ATTRACTIVENESS
- SENSE OF PLACE - NAME & IDENTITY
- CONNECTIVITY = STREET GRID
- SO PLACE = HAVE A CENTER - PUBLIC PLACE
NOT NEC. "GREEN" SPACE
- VISUAL - PARK SPACE ADDED
 - TREES
- PEDEST = SIDEWAYS
- "BRING IN" NEIGHBORHOOD BEHIND
 - DEVELOP PARK AREA ABUTTING BACK NEIGHBORHOOD
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- MULTI-LEVEL DEVELOPMENT —
 - LEVEL ① RETAIL
 - LEVEL ② PARKING SHARED W/ RES & RETAIL
 - LEVEL ③ RESIDENTIAL

Map B: Pine Street and Peoria Avenue





- | | | |
|-----------------------|-----------------------|----------------------|
| Land Use Plan | Existing Neighborhood | New Neighborhood |
| Downtown | Main Street | Parks and Open Space |
| Downtown Neighborhood | Mixed-Use Corridor | Regional Center |
| Employment | Neighborhood Center | Town Center |

Map B

Date Prepared: July 2017
Date of Aerial Photography: 2016



MAP B

- ▣ INCREASE DENSITY BY BRT
- ▣ WALKABILITY FROM SENIOR HOUSING
- ▣ BRING COMMERCIAL DENSITY TOWARD PEORIA AVE.
- ▣ CREATE HIGHER DENSITY HOUSING
 - ① NORTHWEST OF INTERSECTION
 - 2-3 STORY, 4-6 UNIT HOUSING
- ▣ CREATE A SAFER PEDESTRIAN CROSSWALKS ① 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)

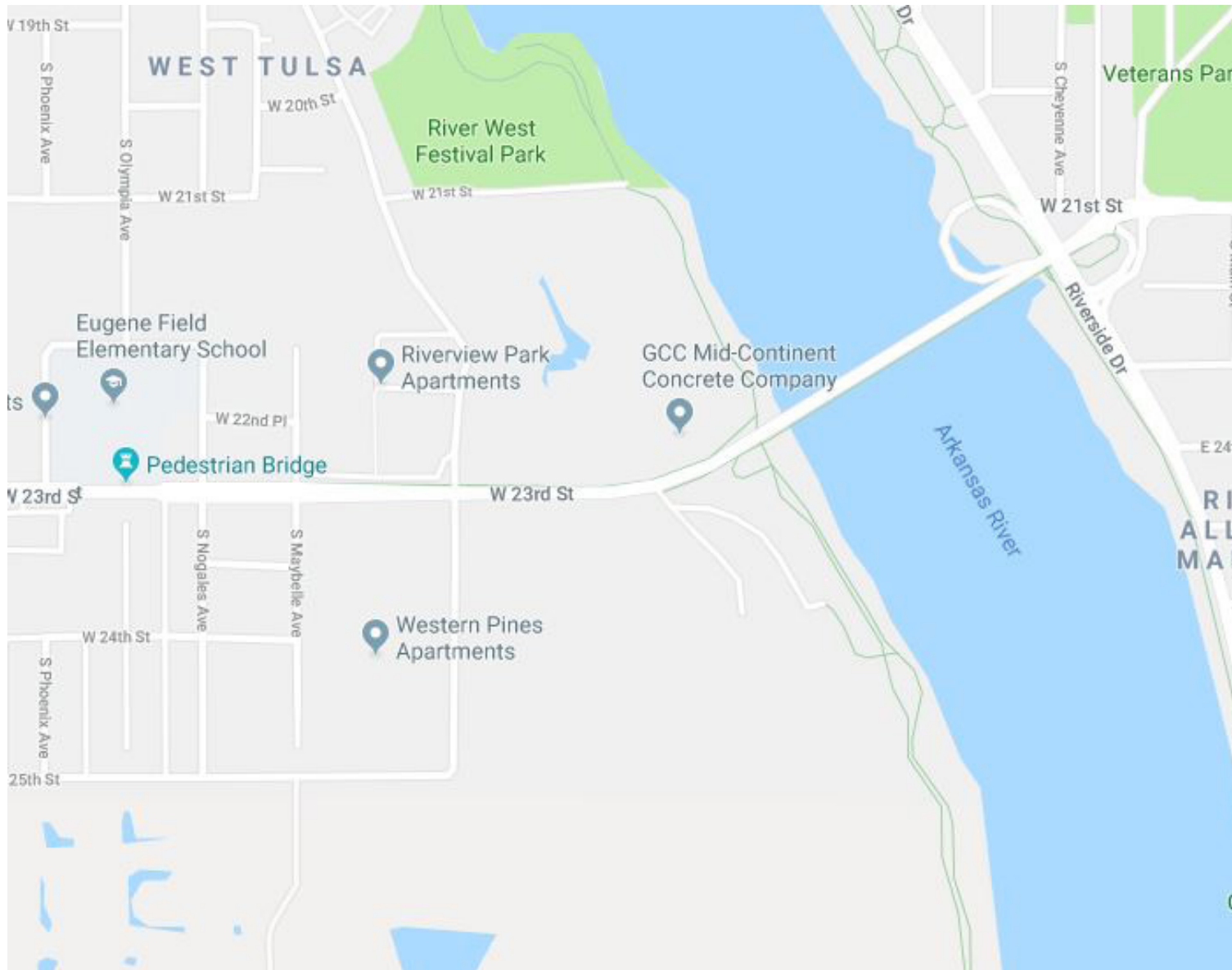


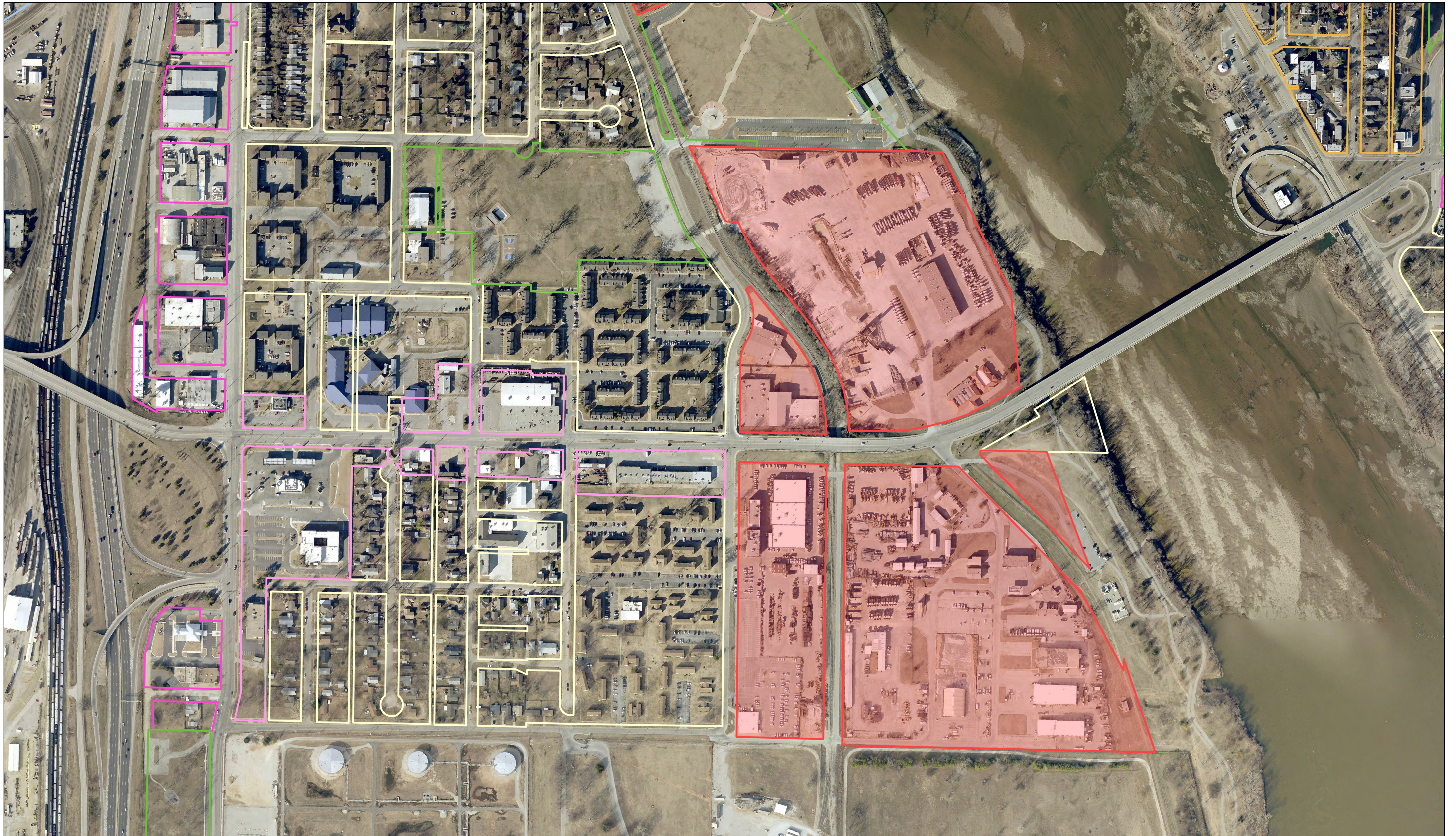
MAP B

- ▣ INCREASE DENSITY BY BRT
- ▣ WALKABILITY FROM SENIOR HOUSING
- ▣ BRING COMMERCIAL DENSITY TOWARD PEORIA AVE.
- ▣ CREATE HIGHER DENSITY HOUSING
 - ① NORTHWEST OF INTERSECTION
 - 2-3 STORY, 4-6 UNIT HOUSING
- ▣ CREATE A SAFER PEDESTRIAN CROSSWALKS ① 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





- | | | |
|-----------------------|-----------------------|----------------------|
| Land Use Plan | Existing Neighborhood | New Neighborhood |
| Downtown | Main Street | Parks and Open Space |
| Downtown Neighborhood | Mixed-Use Corridor | Regional Center |
| Employment | Neighborhood Center | Town Center |

Map C

Date Prepared: July 2017
Date of Aerial Photography: 2016

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

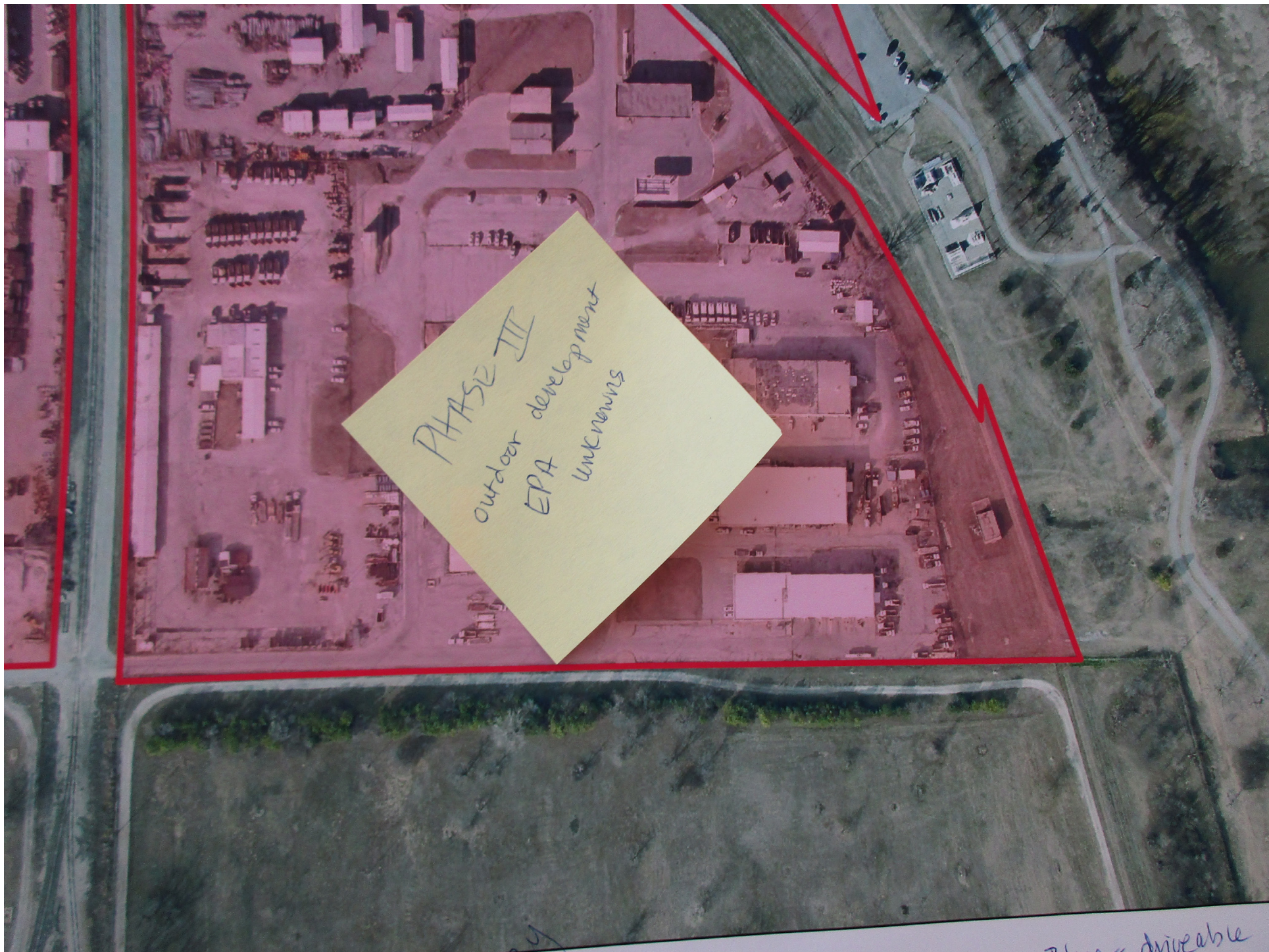
An aerial photograph of an industrial area. A yellow sticky note is placed over the center of the image. The note contains the text "Phase IV", "Business", and "Industrial". The background shows a multi-lane highway on the left, a curved road in the center, and several industrial buildings and parking lots on the right. Some areas are highlighted with pink rectangular boxes.

Phase IV
Business
Industrial



PHASE II

walkable
neighborhood
the PHASE II to
PHASE I



PHASE III
outdoor development
EPA
unknowings

driveable

PHASE I
Multi-use / Walk-
retail - rest. able
Business - rest. able
Residential - box
Grocery store
draw people across
river
railroad - transit

Common
res

Common
res

Keep as open
space

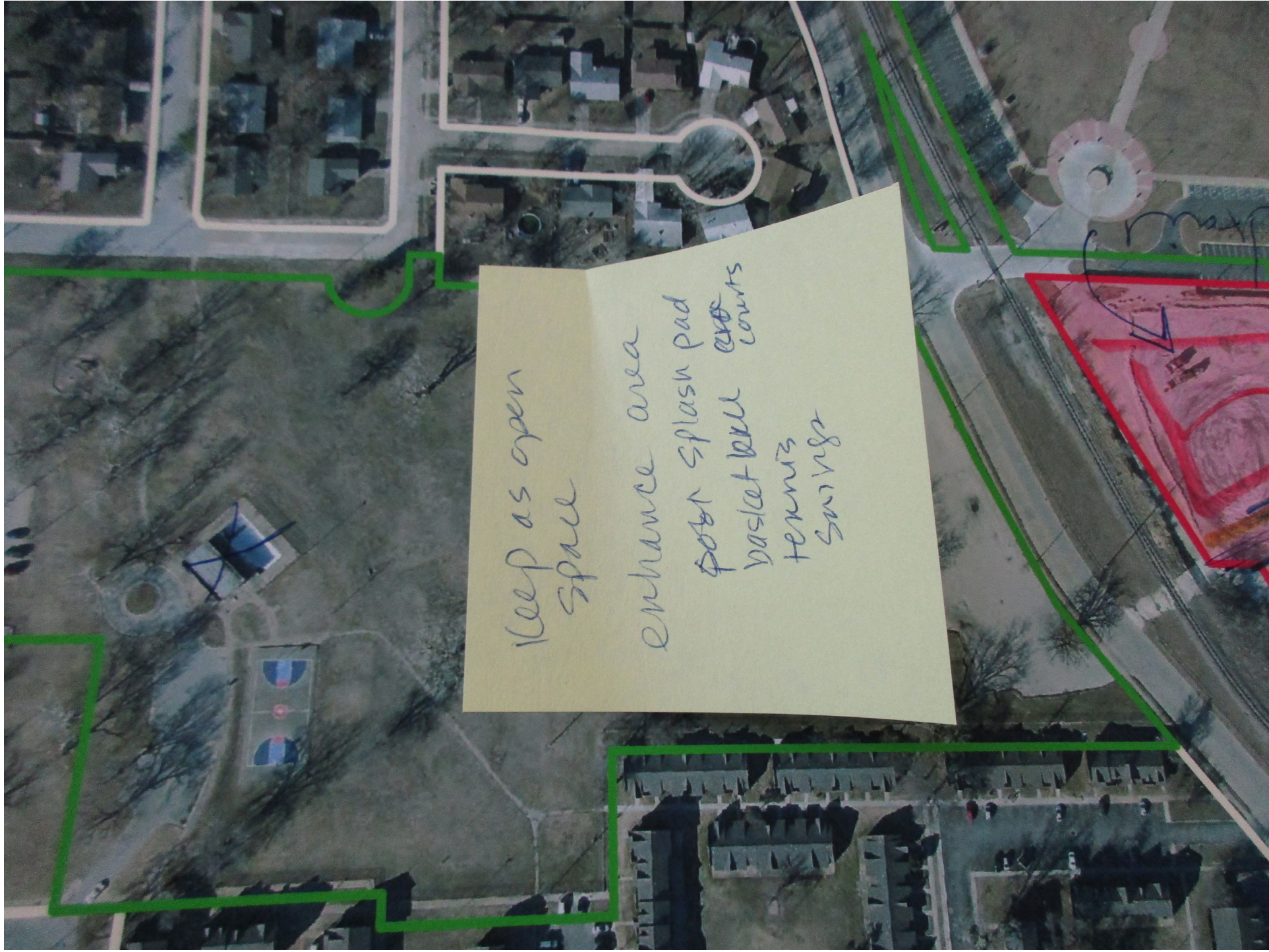
enhance area

poor splash pad

basketball ~~court~~ courts

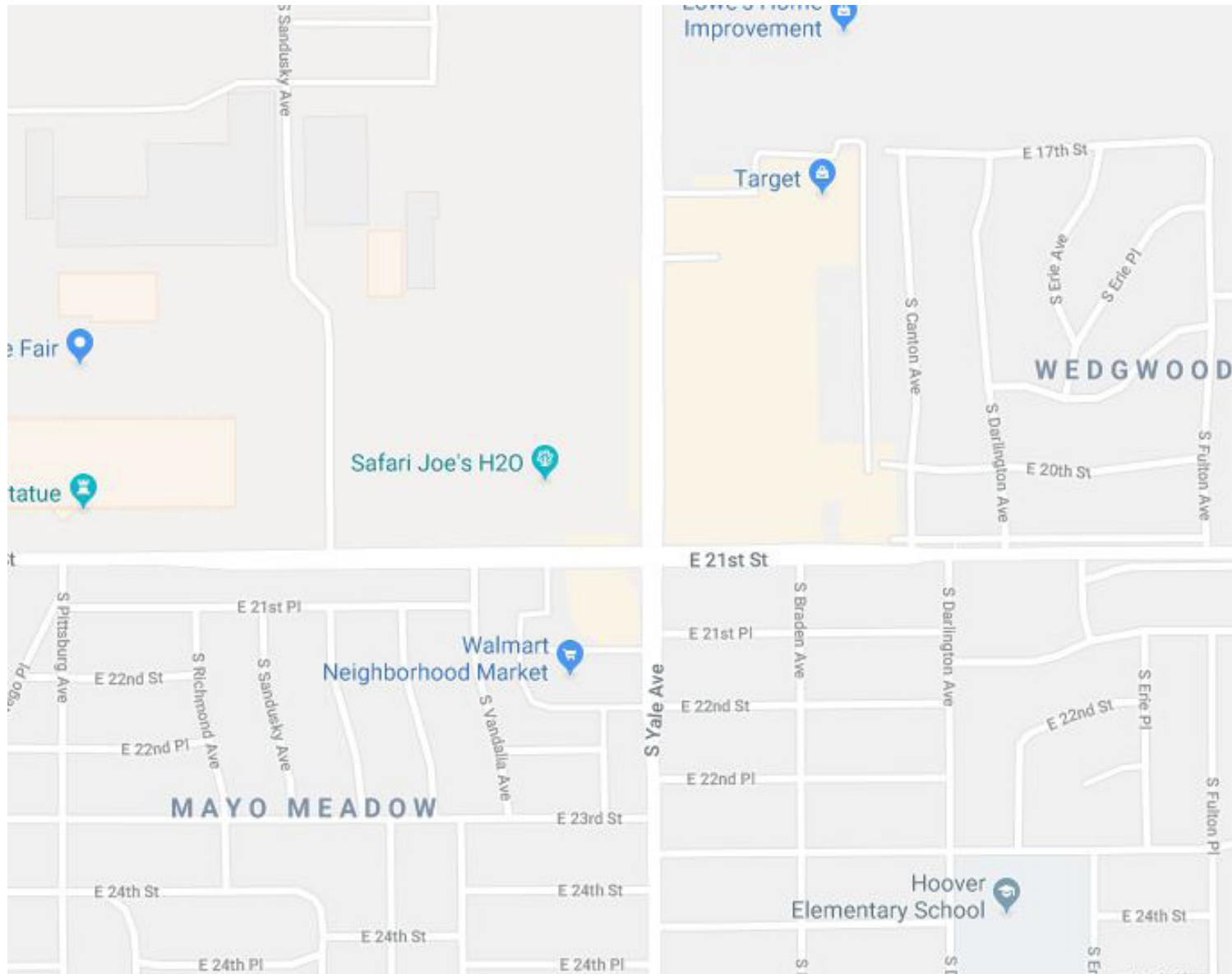
tennis

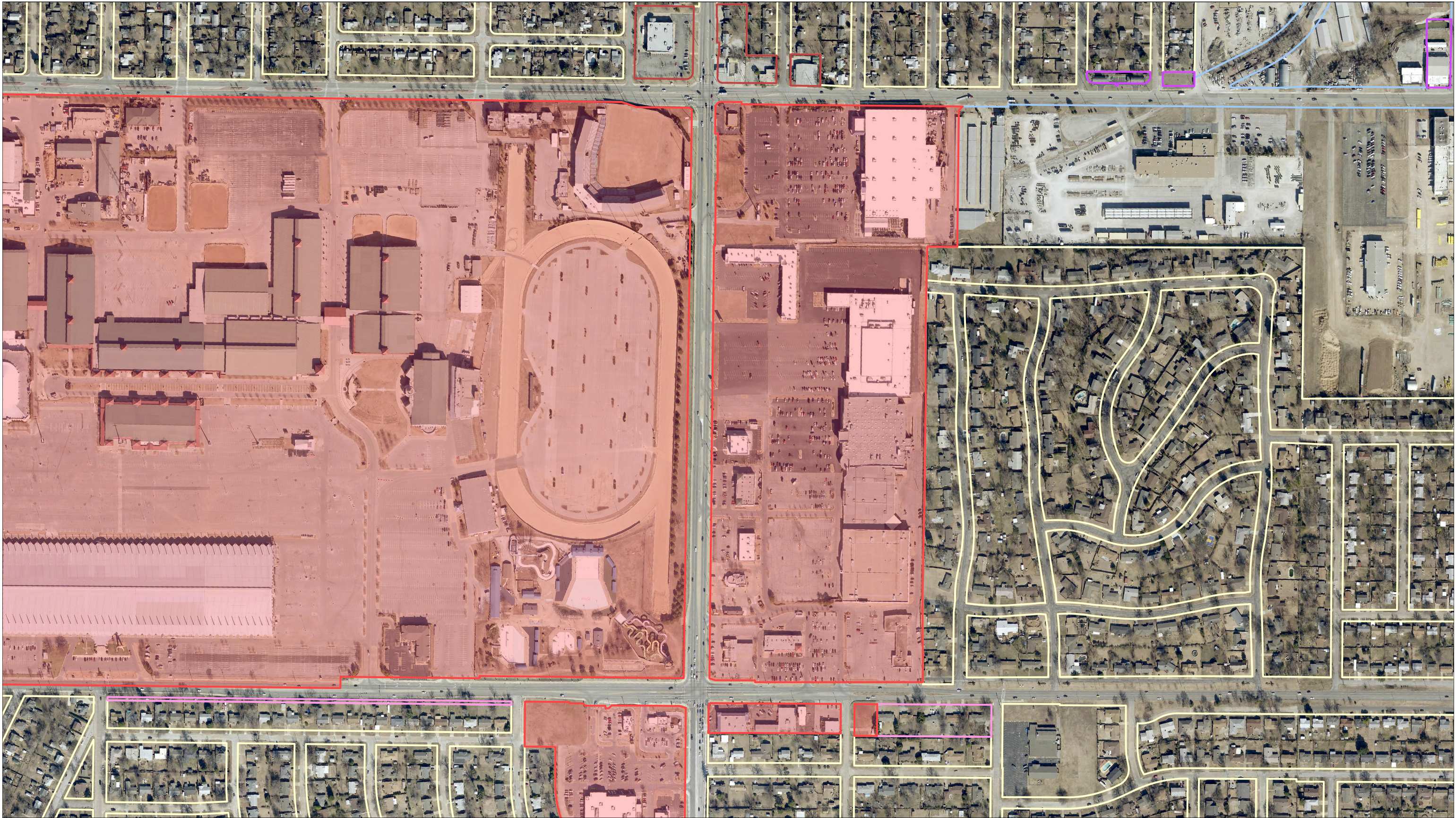
swings














GROUP 4

Map D: 21st Street and Yale Avenue





- Land Use Plan
- | | | |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  Downtown |  Existing Neighborhood |  New Neighborhood |
|  Downtown Neighborhood |  Main Street |  Parks and Open Space |
|  Employment |  Mixed-Use Corridor |  Regional Center |
| |  Neighborhood Center |  Town Center |

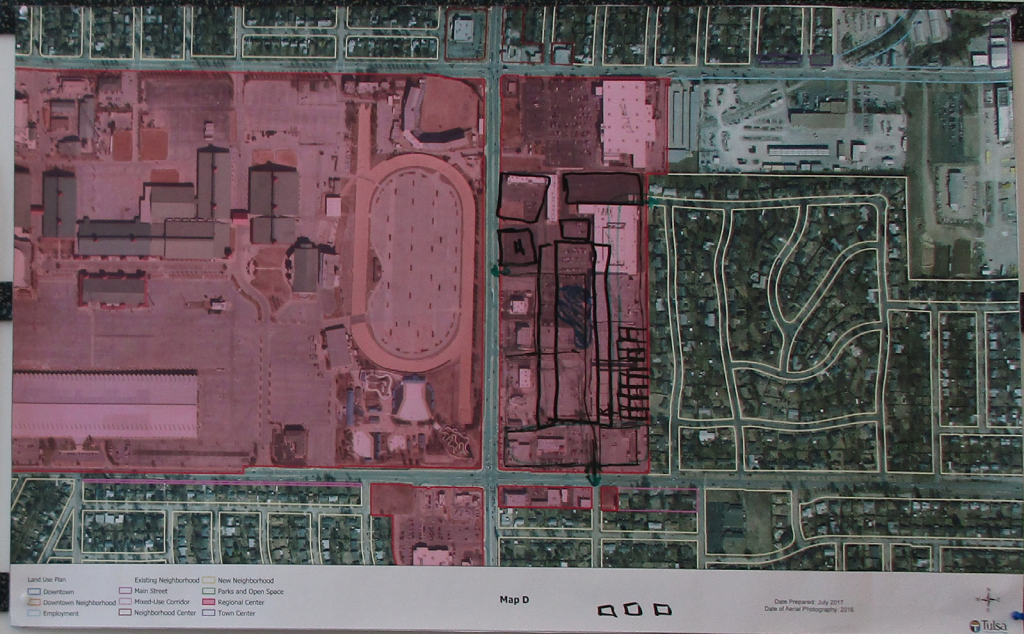
Map D

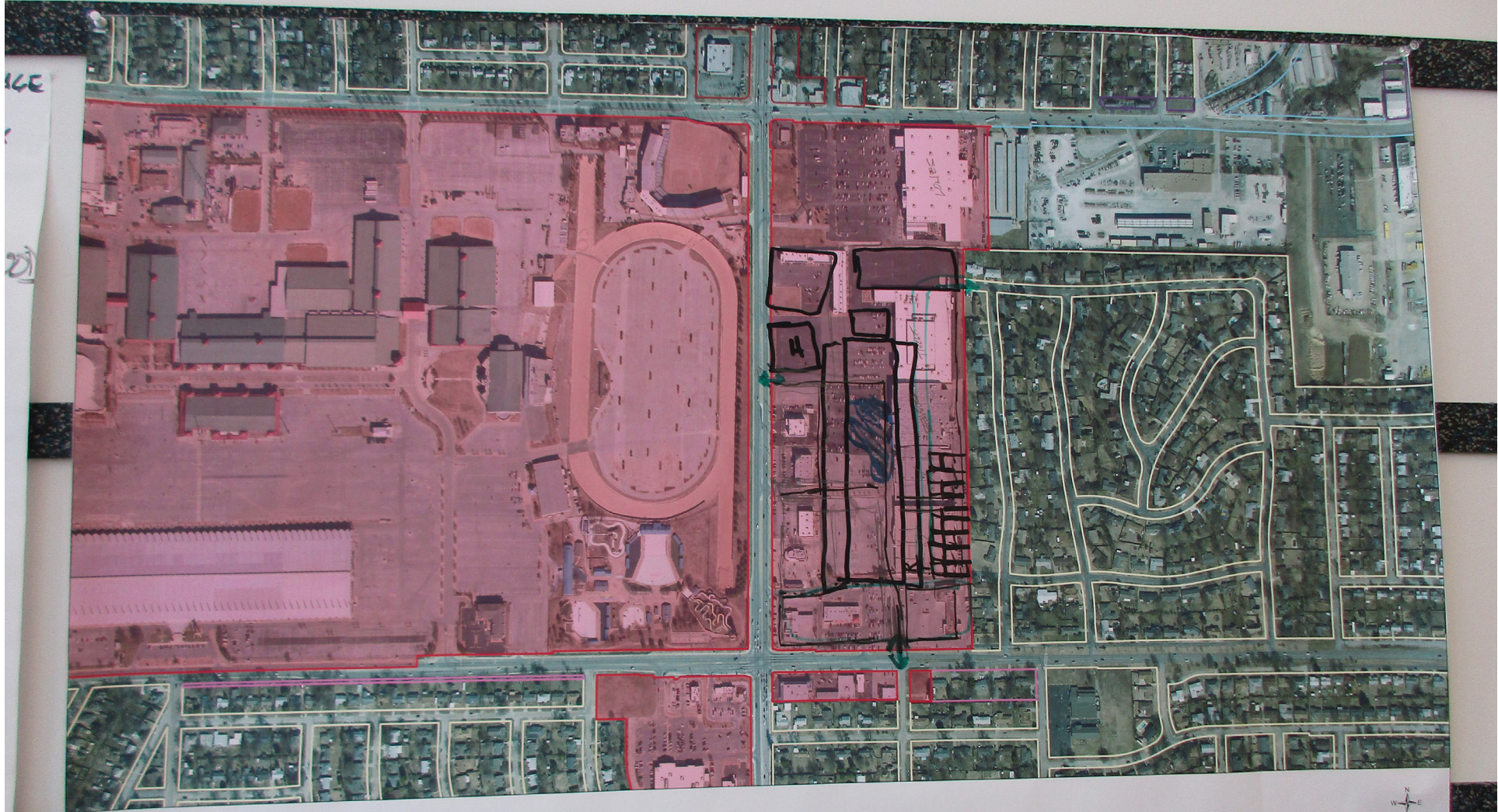
Date Prepared: July 2017
Date of Aerial Photography: 2016



21ST / 1/2ND COMPONENTS -

- MID TOWN LEVELAGE
- EXIST INFRAST.
- DYNAMIC LARGE BOX
- RESIDENTIAL ADJACENT w/
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





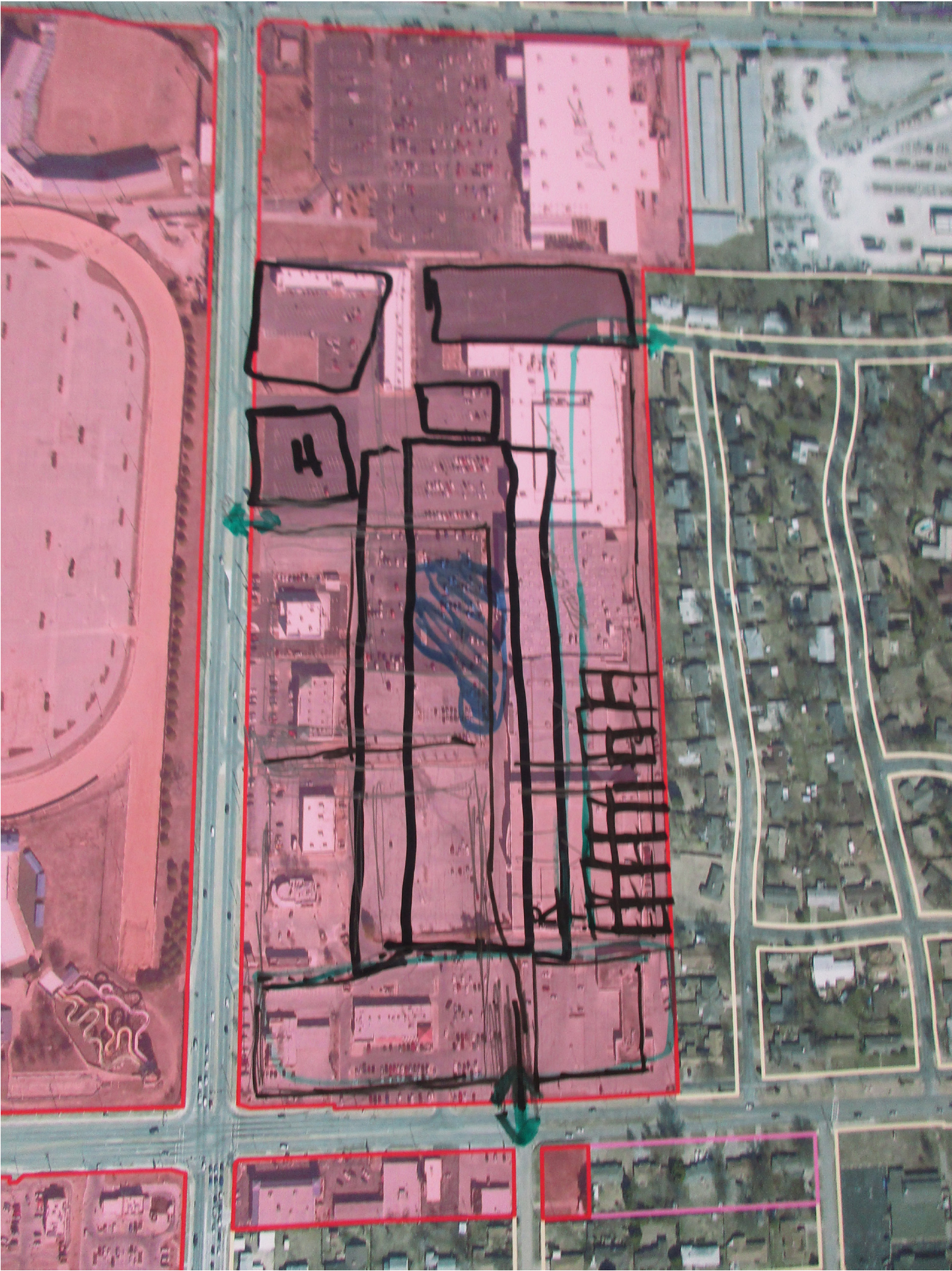
- | | | |
|-----------------------|-----------------------|----------------------|
| Land Use Plan | Existing Neighborhood | New Neighborhood |
| Downtown | Main Street | Parks and Open Space |
| Downtown Neighborhood | Mixed-Use Corridor | Regional Center |
| Employment | Neighborhood Center | Town Center |

Map D



Date Prepared: July 2017
Date of Aerial Photography: 2016





21ST / 4TH E COMPONENTS -

- MID TOWN LEVELAGE
- EXIST INFRAST.
- DYNAB LARGE BOX

- RESIDENTIAL ADJACENT W/
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