IT WILL PLAY IN PEORIA

In communities throughout the country, students, young professionals, families, and empty-nesters are seeking housing in vibrant neighborhoods with a connection to their local community and the ability to walk to work and entertainment … all at a cost that fits their budget. With walk-ups above street-level commercial space, townhouses with 2 or 3 bedrooms, accessible apartments at the ground level, a common green and gathering space, and even live-work residences that allow entrepreneurs the opportunity to have a storefront right on West Main Street – a workplace with a very easy commute – the West Main Block is a place where people connect with their neighbors. This project presents an array of missing-middle typologies that could easily be employed in communities throughout the region and beyond. We asked the question: *"Will it play in Peoria?"* The answer: *Yes.* As the old saying goes, if it plays in Peoria, it has mainstream appeal.

ELEVATION WEST MAIN STREET

ELEVATION NORTH ELLIS STREET

ELEVATION NORTH FLORA AVENUE

SETTING THE STAGE

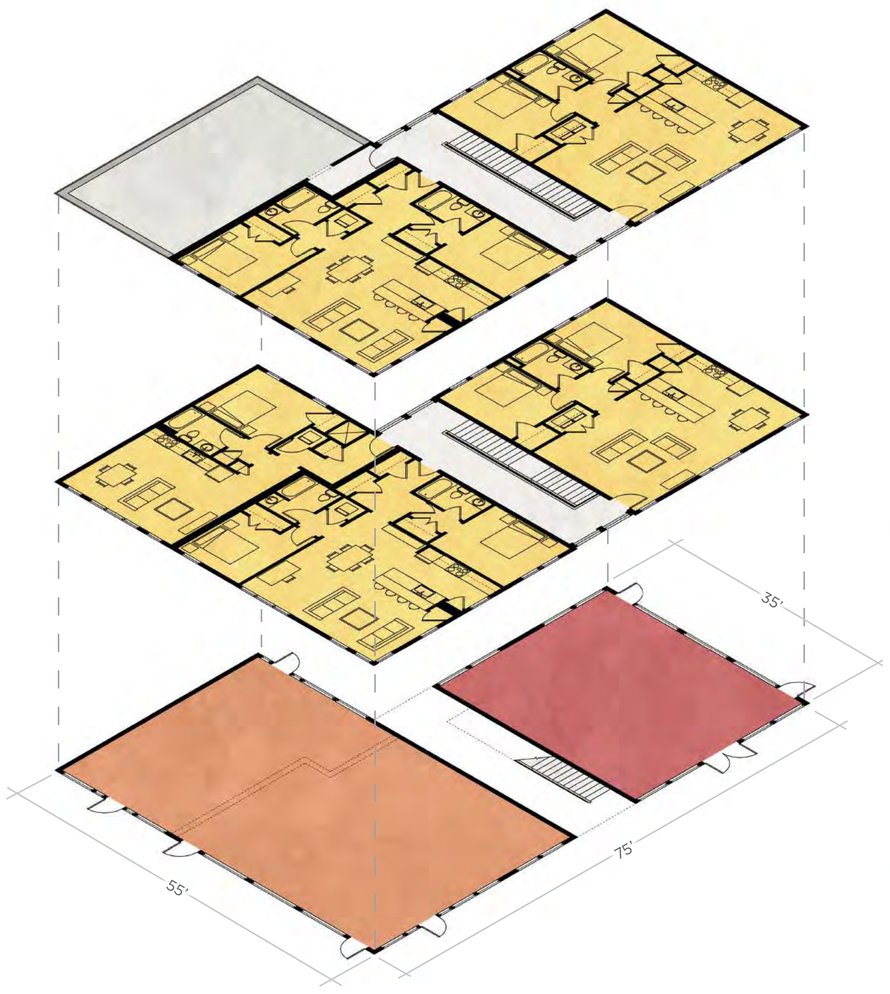
By using simple forms and taking cues from the vibrant and eclectic mix of buildings on West Main Street for the details, the West Main Block provides a vibrant and varied streetscape that knits together the adjacent blocks. Multiple storefronts and entrances for walkups create activity at the street, and the middle of the block is the entrance to the common green beyond.

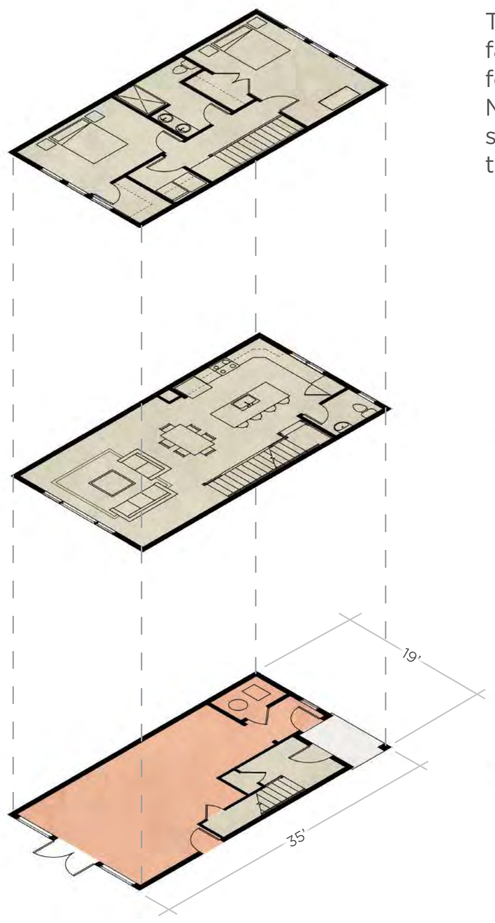
SITE FEATURES

1. Communal Courtyard Space
2. Communal Green Space
3. Communal Pavilion
4. Pervious Parking Court (for Residential Uses)
5. On Street Parking (for Commercial Uses)
6. Mid-Block Pedestrian Crossing

BUILDING TYPES/USES

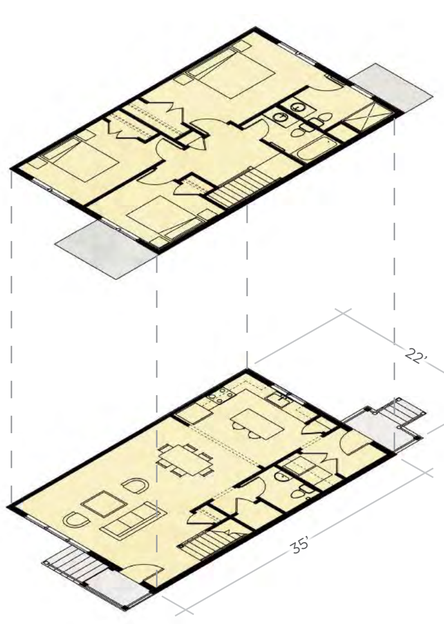
7. Community Room w/ Units Above
8. Commercial Space A, B or C w/ Units Above
9. Ground Floor Accessible Unit w/ Units Above
10. Live/Work Unit
11. 2BR Townhouse Unit
12. 3BR Townhouse Unit

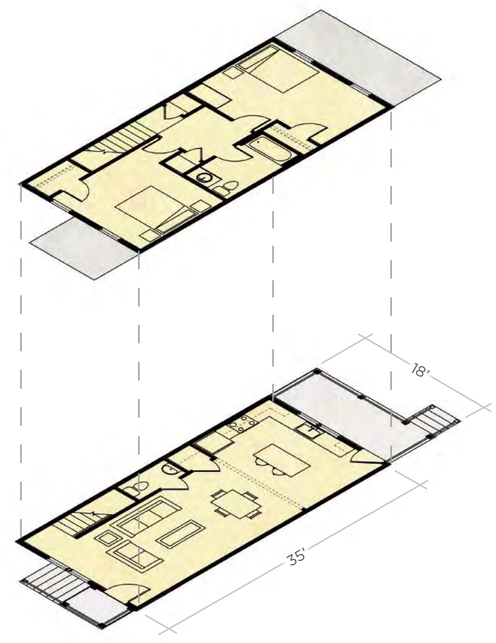




CAST OF CHARACTERS

The residential units take a variety of forms to support the diversity of residents, their family structures, and their income streams. For business-owners who are looking for a location for their small business to grow, the first floor of the buildings on West Main Street have various sizes of commercial space. A business can start out in a 500 square foot space, and with its continued success can expand into an adjacent space to double or even triple in size.





MIXED-USE FLATS

Kim and Julie have been roomies since their first year, but dorm life got a bit too noisy for their senior year. Kim loves living in an energy efficient flat that allows her to save money on monthly utilities. While Julie enjoys grabbing a latte at her favorite coffee shop downstairs before hopping on the bus to campus.

LIVE-WORK

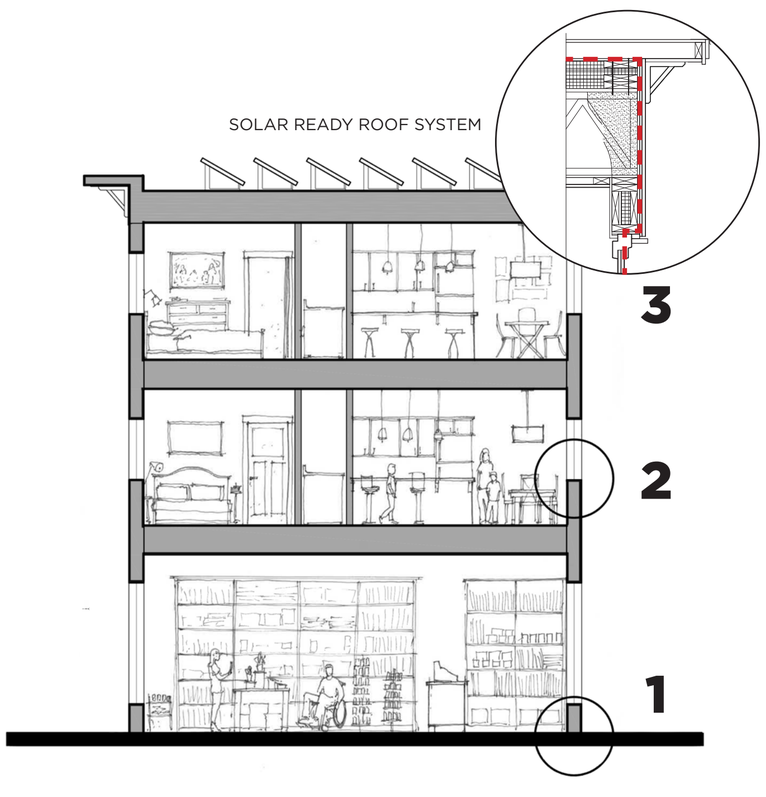
Dante loves his job as a graphic designer, but dreams of owning his own agency. Together with his co-worker/roommate they're now making their "side hustle" full time in the office space below his apartment on West Main Street.

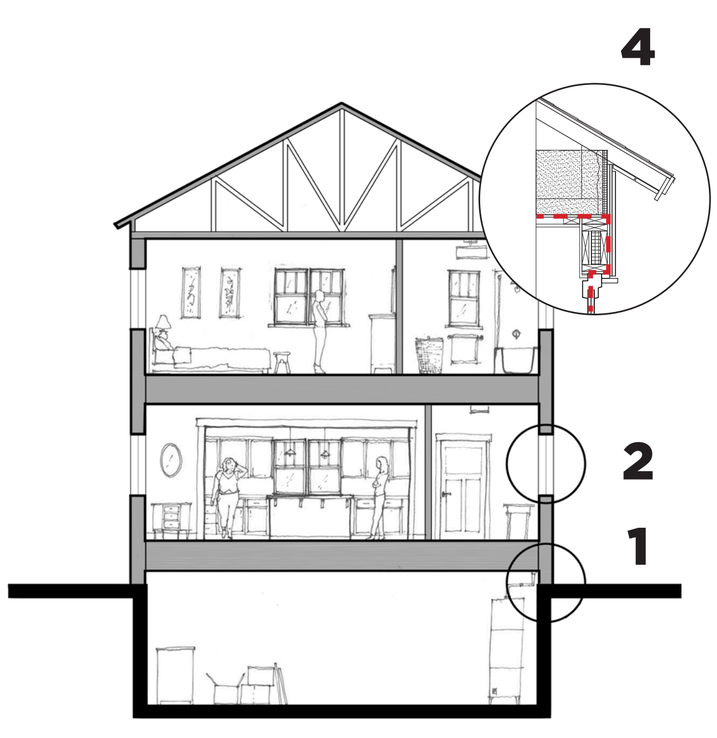
3 BED ROOM TOWNHOUSE

The Power's Family are looking for a place between Katie's job as a professor at Bradley University and Dave's job at the hospital. They need a place where they both have a short commute so they can meet their kids when they get off the bus.

2 BED ROOM TOWNHOUSE

Bill and Vickie are excited about the idea of moving into the city now that their kids have gone off to college. After living in the suburbs for 20 years, a townhouse close to work with a shared "backyard" – that they don't have to mow – is just what they were looking for.





PASSIVE PLOT LINE

The West Main Block incorporates the principles of passive house to conserve and lower energy usage. Passive house principles are based on simple practices that can be implemented in the same way for various building types. By paying attention to the building's envelope and using techniques such as continuous insulation, air-tight construction, and high-efficiency windows, we can minimize the requirements for the mechanical systems and provide fresh air throughout the building. And, the inclusion of a renewable energy source, like photo-voltaic panels at the roof, can offset the gap in electricity usage and to bring the project towards zero energy usage. It is this simplicity and cost-conscious approach that makes these principles a viable option for creating sustainable buildings that have the benefit of lower utility costs for tenants and owners.

1 FOUNDATION

- Cont. rigid insulation, extend vertically behind foundation wall
  See residential and commercial code for R-value
- 10" cast-in-pace concrete foundation wall with stem wall at slab
- Cast-in-place concrete footing, dimensions T.B.D. by structural engineer
- Footing shall bear on natural, undisturbed sub-grade or properly compacted gravel fill
- PVC perimeter drainage system set in gravel

Energy Upgrades:

- Increase insulation under slab by doubling rigid insulation thickness

2 WALLS & WINDOWS

- Exterior cladding of choice
  Thin-brick veneer, clapboard siding, and composite panels are shown in illustrations
- Water-resistive barrier
- 7/16" OSB exterior wall sheathing
- 2x6 exterior studs @ 16" O.C.
- Blown-in cellulose insulation in stud cavities
  See residential and commercial code for R-value
- Vapor retarder
- Gypsum board interior wall finish

Energy Upgrades:

- Add 2" insulated exterior R-sheathing
- Triple-pane, argon-filled window glazing
- Attention at taping and sealing of window to wall

3 FLAT ROOF

- EPDM membrane roofing system w/ cont. fully adhered EPDM membrane flashing
- Poly-iso tapered board insulation
  See residential and commercial code for R-value
- Vapor retarder
- T&G roof sheathing
- Pre-fabricated truss system
- Cont. air barrier from window, over top plate to exterior face of rigid insulation at roof

Energy Upgrades:

- Increase poly-iso insulation thickness and/ or add blown-in cellulose insulation in the truss cavity

4 SLOPED ROOF

- 30 year asphalt roof shingles
- #30 saturated felt roof underlayment
- 5/8" roof sheathing
- Pre-fabricated wood roof trusses
- High density batt insulation at ceiling joists

Energy Upgrades:

- Increase heel truss to allow for blown-in cellulose insulation at roof
- Air-barrier continuous from window, over top plate