

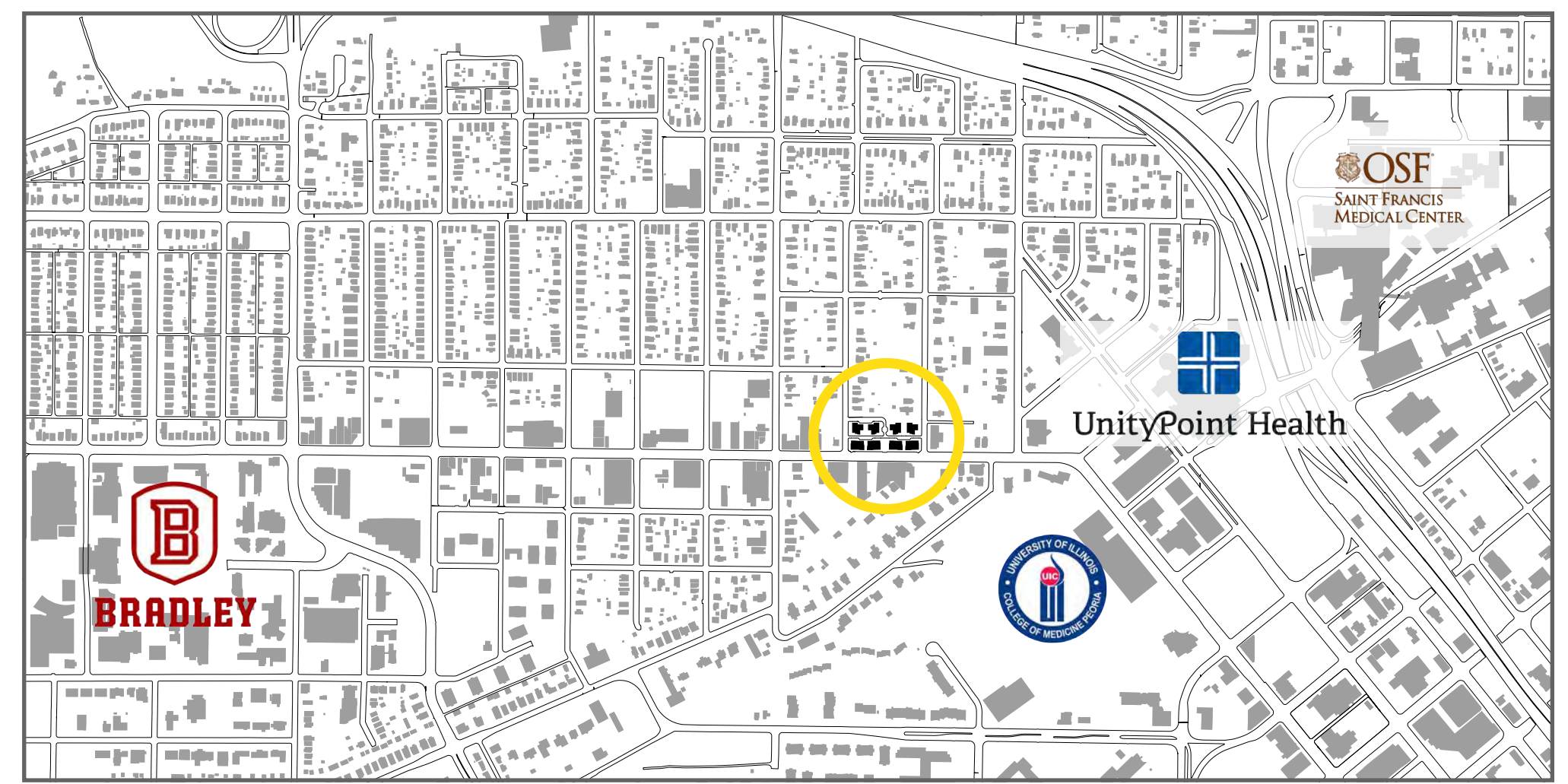
# LIVING MIDDLE

Missing middle housing consists of unique housing typologies that are a vital part of the surrounding urban fabric. It can support a wide variety of residential household types and offers opportunities to foster connections between residents and the greater community. Our concept for missing middle housing includes places to live, work, interact, learn, and create a sense of place. The reimagining and implementation of the in-between spaces like streetscapes, alleys, and courts allows the residents to develop strong connections with each other and the community at large.

This idea does not stop at the front door, its implications extend into the dwelling units and demand a re-envisioned housing type that can adapt to fit the lifestyles of rapidly changing populations. Can an apartment allow three young professionals to live cohesively, but also allow them to attain their individual goals? Can the detached single-family home be reimagined to support intergenerational relationships, aging in place, and be supportive of a young family? Can housing create new income streams or help launch a new business idea? We believe middle housing has a valuable role to play in answering these questions.

## PLAN KEY

1. Resident Entry
  2. Private Resident Garden
  3. Shared Resident Courtyard
  4. Community Plaza / Farmer's Market
  5. Rooftop Terrace
  6. Garage Parking
  7. Resident & Visitor Parking
  8. Retail Entry
  9. Shared Public Green Space
  10. Community Garden
  11. Commercial Space
  - 12A. Live/Work 1BR / 1 BA Unit
  - 12B. Small Commercial Space for Live / Work (can be rented out separately)
  13. Commercial Restrooms
  14. Stair
  15. 1 BR / 1 BA Unit
  16. 3 BR / 3 BA Unit
  17. Shared Roof Terrace
  18. Co-Working Shared Space
  19. 2 BR / 1 BA Apartment\*
  20. 3 BR / 2 BA Apartment\* (can be divided into 2 units - see tags 21A & 21B)
  - 21A. 1 BR / 1 BA Accessory Dwelling Unit
  - 21B. 2 BR / 1 BA Unit
- \* 19 & 20 can be combined into 1 for sale house w/ ground floor owner's unit & upstairs income property



**SITE KEY PLAN**  
Scale: 1" = 800'



**SITE PLAN**  
Scale: 1" = 25'



**ELEVATION FROM MAIN ST**  
Scale: 1" = 20'



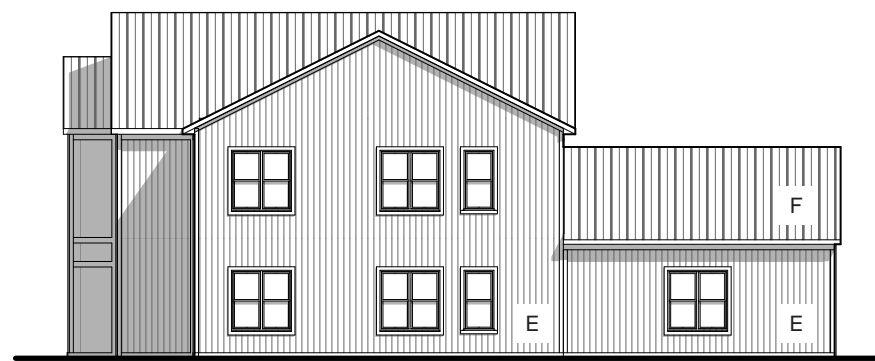
**MULTI-FAMILY HOUSE**



**TRANSVERSE SECTION**  
Scale: 1/16" = 1'-0"



**SOUTH ELEVATION**  
Scale: 1/16" = 1'-0"



**EAST ELEVATION**  
Scale: 1/16" = 1'-0"



**NORTH ELEVATION**  
Scale: 1/16" = 1'-0"

**MULTI-FAMILY MIXED USE**



**TRANSVERSE SECTION**  
Scale: 1/16" = 1'-0"



**SOUTH ELEVATION**  
Scale: 1/16" = 1'-0"



**EAST ELEVATION**  
Scale: 1/16" = 1'-0"



**NORTH ELEVATION**  
Scale: 1/16" = 1'-0"

- ELEVATION MATERIAL KEY**
- A. Brick
  - B. Metal Panel
  - C. Board & Batten Fiber Cement Siding
  - E. Vertical Siding
  - F. Metal Standing Seam Roof
  - G. Pressure Treated Stained Cedar
  - H. Fabric Awning
  - J. Glass Guardrail

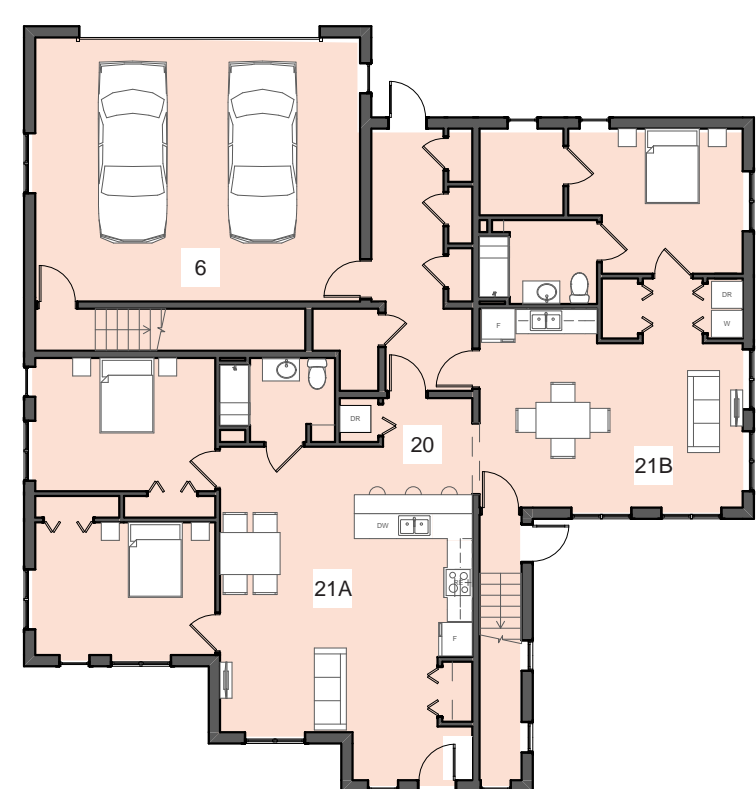


**TRANSVERSE ELEVATION**

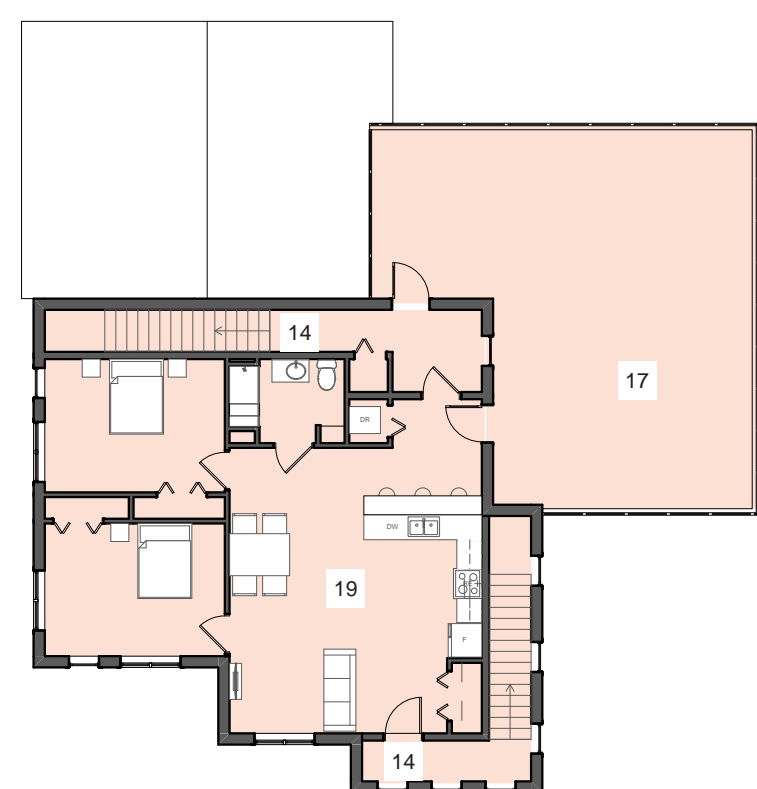


**TRANSVERSE SECTION**

**MULTI-FAMILY HOUSE**



**FIRST FLOOR**  
Scale: 1/16" = 1'-0"



**SECOND FLOOR**  
Scale: 1/16" = 1'-0"

**PLAN KEY**

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**COMMUNITY**

The commercial spaces are designed to be flexible for any tenant and are fully equipped with plumbing, mechanical, and electrical hookups. These spaces can be used for community events, educational workshops, or commercial space - especially for the entrepreneurs that live on the upper floors. There is also an opportunity to partner with local organizations like Bradley University, Unity Point Health and the Peoria Invest Health Initiative to utilize these commercial spaces for community health oriented programming such as a farmer's market, health education, or culinary incubator space.

**HOUSE - 5 BR / 3 BA**

Todd Age: 60    Linda Age: 58    Jeff Age: 27

**RETIRES & NEW PARENTS**

Todd and Linda have been professors at Bradley University for the past 15 years. They're planning to retire in Peoria and have just bought a 4 bedroom/3 bathroom house. The first floor is ready for them to age in place with features like a zero threshold shower, blocking for grab bars and adaptable cabinetry.

They currently rent out the 2nd floor to a young couple and their newborn baby. The 3rd bedroom space, which they've converted to a separate unit, is rented out to Jeff, a nurse who works at Saint Francis Medical Center. Eventually, this unit can be used for a live-in caretaker when they grow older together and may need more support.

**LIVE/WORK - 1 BR / 1 BA**

Heidi Age: 31    Pineapple Age: 5

**FURNITURE MAKER**

Heidi is a local furniture maker. While her fabrication shop is remote, she uses the storefront space connected to her apartment for pop-up events and gallery shows.

When stock is low and she's creating new pieces, she rents this space out to her upstairs neighbors and other locals.

**FL 2 APARTMENT - 1 BR / 1 BA**

Tina Age: 24    Mark Age: 22

**YOUNG COUPLE**

Tina, a recent graduate of Bradley University, stayed in Peoria in order to continue working with the company she interned at during her undergraduate years and to stay close to her partner, Mark. Tina finds the third floor terrace a relaxing space to maintain relationships with her friends by hosting yoga sessions after work.

Mark, will be finishing up his undergraduate degree in Mechanical Engineering later this year and hopes to find a job at Caterpillar soon after. Mark who finds it difficult to study at home, uses the coworking space as an escape from distractions.

**FL 3 APARTMENT - 3 BR / 2 BA**

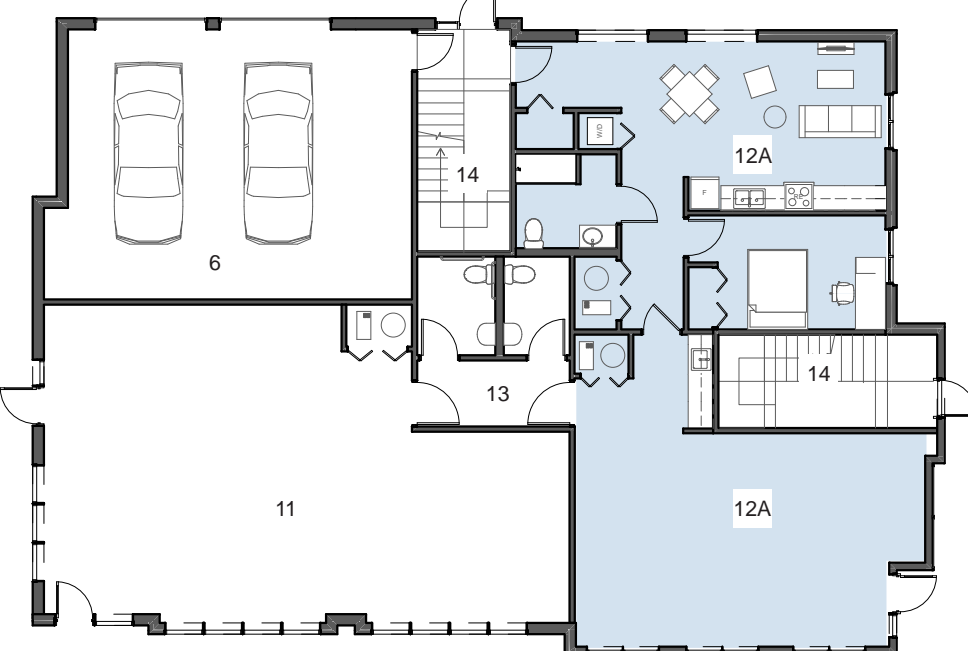
Albert Age: 35    Connor Age: 32    Angela Age: 29

**YOUNG PROFESSIONALS**

Connor and Albert are two entrepreneurs on the forefront of developing virtual reality technology. Renting within this building allows them to take advantage of the coworking space on the third floor where they host skype meetings for their start-up company and have plenty of space to develop their projects.

The 3-Bedroom unit they are renting comfortably allows them to sublease the remaining bedroom to Angela, a part time student of Bradley university who returned to school after working in Decatur for 5 years. Their spacious kitchen allows Angela to develop new recipes for her future catering business while not interfering with her roommates cooking routines.

**MULTI-FAMILY MIXED USE**



**FIRST FLOOR**  
Scale: 1/16" = 1'-0"



**SECOND FLOOR**  
Scale: 1/16" = 1'-0"



**THIRD FLOOR**  
Scale: 1/16" = 1'-0"

