

DDC Activities

Housing Study

The DDC has contracted with Valerie S. Kretchmer Associates, Inc. (VSKA) to update the Downtown Residential Market Study that was last performed in 2018. We recently received the results of the study and will elaborate in a future newsletter.

News Conference

Crafted DIY – Save the Date!

Thursday, March 26 @ 11 am



You Are Invited!

WHAT Press Conference and Ribbon Cutting Ceremony

WHEN Thursday, March 26th, 2020 11:00 am

WHERE Crafted DIY Studio & Bar 807 SW Adams, Peoria

Crafted DIY Studio & Bar invites you to hear about their development story and new exciting business located in Downtown Peoria's Warehouse District!

Sponsored by **DOWNTOWN DEVELOPMENT CORPORATION** and **Peoria Chamber**

On Thursday, March 26, at 11:00 a.m., the DDC will host a news release and ribbon cutting ceremony for Crafted DIY Studio & Bar, a new business located at 807 SW Adams Street. At Crafted DIY Studio & Bar, you and your friends can handcraft a beautiful project while sipping on your beverage of choice.

Come on out and meet the owners, Jodie and Cliff Vieira, and find out what kind of fun you can have at this unique venue in the Warehouse District!

News Conference

Adams & Oak Hard Hat Tour and News Conference

Thursday, April 2 @ 11 am



WALK THROUGH THE PAST...

TO ENVISION THE FUTURE!

YOU are INVITED to a Press Conference and Hard Hat Tour!

presented by **Baldovin Development Co.**

WHAT: Building Tour
WHEN: Thur., April 2nd, 11 am
WHERE: ADAMS & OAK 800 S.W. Adams, Peoria

Sponsored by **DOWNTOWN DEVELOPMENT CORPORATION** *Peoria*

RESERVE YOUR HAT!
RSVP to info@downtownpeoria.us
PUBLIC WELCOME!

On Thursday, April 2, at 11:00 a.m., the DDC will assist Baldovin Development Company with a hard hat tour and news conference at their newest development, Adams & Oak, formerly the Federal Building and Mitchell Fabrics Building, that will be developed into retail space and approximately 90 luxury apartments. The property is located at 800 SW Adams Street, across the street from "The Center", another Baldovin Development project announced earlier this year. During the hard hat tour, Baldovin will point out several areas of historical and architectural interest, illustrate the evolution of the building over time, and paint a verbal picture of his team's plans for revitalizing the building. Come walk through the past to envision the future. You will especially enjoy the rooftop view!

Parking

As new businesses open in the Warehouse District, the DDC continues to work with the City and developers to ensure there is ample parking. With several new developments slated to open within the next 12-24 months, we will see the need for 800+ parking spaces for those who live, work, and play in the booming Warehouse District.

In a recent announcement from Peoria Public Radio, Michael Freiling, President/CEO of the Downtown Development Corp., said **“Residential developments in the Warehouse District are dictating the need for a parking facility.”** He further explained, **“The announcement that was made last year that the seven-story Builders Warehouse, 812 SW Washington St., was sold to be converted to apartments means some 100 new apartments will be added to several hundred already occupied in the Warehouse District. More are expected to follow.”**

We will keep you apprised of negotiations and expected parking structures and areas as they take shape. It is an exciting time, and we are making plans for all who will want to be a part of the newest developments in downtown Peoria.

Downtown Development

Property Spotlight For Lease



Office Space at Waterfront Place 311 SW Water Street, Peoria, IL

Move your office to a renovated four-story loft building on Water Street! RC Outfitters is located on the first floor, and the second floor is office space. Floors three and four are residential lofts. An office suite is

currently available on the second floor with 631 SF available and tenant-controlled HVAC. Adjacent to Peoria Riverfront Museum & Caterpillar Visitor's Center, this property is located in the heart of the Warehouse District. You will enjoy the exposed brick and timber with high ceilings. An added bonus is free 2-hour parking across the street.

For more information, visit the Joseph & Camper web site at www.JosephCamper.com, or contact Will Hayes, Joseph & Camper Commercial: willhayes@josephcamper.com | CELL: 309-643-0717

Property Spotlight For Lease



Winkler Market Place 725 SW Washington St., Peoria, IL

Commercial pre-leasing is currently underway for the street-level office, retail and restaurant spaces at Winkler Marketplace.

Commercial units, with a minimum square footage of 475 square feet, make locating to the Warehouse District affordable for small business owners.

The rejuvenation of the Warehouse District, with its new vibe and culture, is now attainable for retail and office space at multiple price points.

We are excited to welcome Bella Grove Furniture and Décor into their new home this summer. After many years in Peoria Heights, Bella Grove has chosen to move their interior development firm to the Warehouse District. Bella Grove is currently leasing temporary space in the Winkler Lofts building next door and is in full operation while buildout on their new space is completed. Additional spaces up to 4,000 square feet remain with buildout negotiable.

This historic multi-use development will offer loft-style, multi-family residences on the upper level. Winkler Market Place will be a complementary sister property to the Winkler Lofts development and allow even more individuals to experience living, working, shopping, and dining, all without leaving their neighborhood.

To discuss commercial leasing opportunities, contact Amber Neal, Broker, Jim Maloof Realtor at 309-696-9310 or email aneal@maloofrealty.com.

Peoria Seeks \$10M To Buy State Street Post Office, Ameren Gas Facility

According to a recent post on WCBU.org, the City of Peoria is seeking \$10 million to purchase a swath of land along Peoria's riverfront. This is among the items on the city's 2020 legislative wish list. City Manager Patrick Urich said acquiring the State Street U.S. Post Office and adjacent Ameren Gas Facility on Persimmon will add more real estate for additional development. **"The acquisition of those three parcels could potentially allow for 27 acres that could continue the expansion of the Warehouse District and also open up more of the riverfront for recreational activities,"** Urich said. The post office would be relocated.

State Rep. Ryan Spain (R-Peoria) voiced his support of the idea as part of a broader sense of momentum moving into the new decade. **"Those are huge opportunities. And so I think all of us need to come together and dream big,"** he said.

Other items included in the city's capital funding requests to lawmakers include \$9 million for a Warehouse District parking deck and \$2.2 million to extend Commercial Street from Oak to Persimmon to spur residential building conversions on nearby

Washington Street. Also on tap are previously announced Riverfront Park development aims under the **"Bridge to Bridge"** plan, which would include flood control measures as well as recreational opportunities and redevelopment of the MacArthur Highway corridor.

The city also has multimillion-dollar repair projects for West Main, Pioneer Parkway,

Glen Avenue, and Allen Road in its sights. State Rep. Jehan Gordon-Booth (D-Peoria) said many of those projects will receive the multi-million funding needed through the Rebuild Illinois capital bill passed last year, but some will need "willed into existence."

New Business

Crafted DIY Studio & Bar

At **Crafted DIY Studio & Bar**, you can handcraft a beautiful project while sipping on your beverage of choice.

Michael Freilinger, DDC President/CEO, was on hand for the soft opening at the end of February and had this to report, **"It was an enjoyable 2.5 hours. I had an Irish Coffee and made a leather passport holder. The owners, Jodie and Cliff Vieira, and staff were friendly and very helpful. The craft was thoroughly explained in person and with easy to read instructions."**



Upon entering the studio, you walk up to the bar and order your drink and then choose the craft you want to do from a variety of crafts, all of which would be useful in your everyday life. Each craft has a level of difficulty and estimated time to complete associated with it. Michael chose to make a leather passport holder and was handed a bag with all the necessary materials, tools, and instructions with photos.

You take a seat at one of the many tables and begin the fun by emptying your bag, sorting out your materials and tools, reading your instructions, and enjoying your beverage. **"In my case, I needed to cut out my template, use an awl to mark the leather pieces for the stitch holes that I would soon use a leather punch to make holes to stitch the leather pieces together,"** says Michael.

The instructions give you helpful tips, such as wetting the leather before attempting to punch holes in the leather or applying the dye in a circular pattern to improve the look of the finished product. After the leather was marked and the holes punched, he embossed the passport holder with metal stamps and a small hammer.

Then it was time to dye the leather. He selected the color of the dye he wanted to use on his leather and tested it on a small inside section to confirm the finished product would be the color he expected. After dying all of his leather pieces and not forgetting to dye the edges, it was time to select his thread color and begin stitching the leather pieces together, which went very well.



“Before I knew it, I had just made myself a personalized, hand-crafted leather passport holder! The whole evening reminded me of my youth when I was a boy scout working on my merit badges (except without the adult beverage!) or when our large family gathered around the kitchen table to play a game to entertain ourselves and bond as a family, something I suspect happens less today than when I was growing up,” Michael said. “In short it was an affordable and fun way to spend a few hours doing something out of the ordinary, learning a new craft, enjoying time with friends, and a good glass of wine or cocktail. My craft and beverage were a reasonable \$43.00.”

To reserve your spot, visit the Crafted DIY Studio & Bar web site at www.crafteddiystudio.com.

Whiskey City Barbers

There’s a new “cut” in the Warehouse District at 114 State St. Whiskey City Barbers has relocated from N. Knoxville Ave., and they are excited to be downtown next to the Bearded Owl and around the corner from Kelleher’s. Dustin Nash and Nikki Amato have a great following. They state that they are still using the Boosky app for appointments and have the same phone number. If you are coming downtown to grab a bite to eat or have a drink, stop in and see them to “take a little off the top”!

You can find Whiskey City Barbers on Instagram and Facebook or give them a call at (309) 201-9445 to make an appointment.

Business Spotlight

Peoria Marriott Pere Marquette



If you are looking for an elegant stay in downtown Peoria, try the Peoria Marriott Pere Marquette at 501 Main Street. Established with a rich history, this premiere hotel seamlessly integrates modern conveniences with timeless comfort for both business and leisure travelers alike. Offering convenient skywalk access to Peoria Civic Center and located only minutes from Dozer Park, Caterpillar Visitors Center as well as Peoria Riverfront Museum, the Pere makes traveling in Illinois simple. Peoria Marriott Pere Marquette offers a one-of-a-kind experience unlike any other. For many years, the Pere Marquette has specialized in weddings and large events, with just the right accommodations for all. To make a reservation, visit their web site at www.peoria-marriott-pere-marquette.com.

Resident Spotlight

Travis M. Platt



Travis M. Platt (or @Tee_Platt on social channels) has agreed to be our very first Downtown Resident Spotlight! Travis lives and works downtown and is the founder of Whiskey Crawler Creative, LLC, a business dedicated to helping customers with all aspects of branding and marketing. According to Travis, **“There are not enough hours in the day for you to focus on the image of your business. At Whiskey Crawler Creative, we remove the burden of making your business stand out from your competition, allowing you more time to do the things you love.”**

Travis serves as Marketing Chair for Wines in the Warehouse, a fundraiser for Easter Seals of Central Illinois. Travis moved from London Mills, IL, to The Cooperage 214 on Pecan Street in December of 2018. As a downtown resident, we had a few questions for Travis and find his responses helpful for others considering a move to urban life.

DDC: What brought you to downtown Peoria?

[TRAVIS] I have always commuted in for my clients, but when we were getting ready to launch our creative agency, I wanted to go all in and plant my roots in the epicenter of Peoria’s creative culture.

DDC: Do you prefer renovated old buildings or modern new buildings in downtown?

[TRAVIS] I prefer the character of the renovated buildings. It allows for truly unique experiences to be formed.

DDC: Is the price of living in the city affordable? Is it worth it?

[TRAVIS] I feel like the cost of living is reasonable and definitely worth it in my case. The hour commute in my truck six days a week meant I was spending \$500-\$700 a month on gas. Moreover, I lost a lot of valuable time on the road, and time is something no one can make more of.

DDC: Is there a sense of community?

[TRAVIS] The sense of community is what actually surprised me. Even with growing up in a small town, I have never felt so included and supported by a community. The passion of growth and success has momentum, and that makes everyone excited to get to know other people and genuinely learn about other people’s passions, interests, and goals.

DDC: Are there enough food/beverage options?

[TRAVIS] There are great options down here. Besides work, the food is what drove me here. Being so close to great restaurants is so nice. My good friend, Travis Mohlenbrink, has Sugar right down the street, and you will oftentimes find me at Thyme. It is more than amazing food and bourbon, though it is the environment and vibe that makes the experience the best in the city. In the summer, I love to stroll down to Kelleher’s and enjoy dinner on the patio space. It is a walk lined with history and character.

DDC: Is there enough entertainment in the city?

[TRAVIS] There is so much going on it is impossible to try to keep track of it all. In the summer, there are probably six things going on every day that I would love to attend. The only problem with entertainment in Peoria is the decision-making process.

DDC: Do you plan on staying in your current residence downtown? Moving to another residence downtown? Moving out of the downtown area?

[TRAVIS] I love it here in the Cooperage. It wasn’t planned that I would choose Cooperage to launch Whiskey Crawler, but it is kind of perfect. I am locked in the Warehouse District; I instantly fell in love. I can’t see myself moving out of it.

DDC: What do you think about the new development and new businesses opening in the Warehouse District? How will that affect you and your business?

[TRAVIS] I am so excited about the development of The Center down by Rambler. I have spent five years hoping it would be next. The Center and Adams & Oak developments are going to bring retail down here and turn us into a walking neighborhood.

Black Band Distillery is going to give us nightlife. The next two years are going to be exciting and tremendously transformative to the district.

DDC: What do you most like about living and working downtown?

[TRAVIS] I love the proximity to so many people and places. When you are located where everyone wants to be, or already is, it is fantastic for business. However, it also makes getting together with friends effortless; and as a founder of a startup, those are the hardest things to fit in.

DDC: What improvements would you like to see?

[TRAVIS] Now that we have life shooting down Adams, I would love to see it go down Oak and Washington. Washington has great potential to pull it all together, and the buildings on Oak are some of the most beautiful in town.

DDC: What effect has the DDC had on downtown improvements and/or you and your business?

[TRAVIS] The DDC has impacted every business. The immense effort they put into every project builds every previous project up. If we aren't growing, we are dying; and the DDC makes sure we are all growing.

DDC: What is your vision for downtown Peoria?

[TRAVIS] When I was toying with the idea of spinning down my printing company and launching a full-service boutique creative agency, Caterpillar announced they were moving; and terror echoed through the streets. This is when my vision started to come to life. Peoria was going through an identity crisis, but I didn't see it as the end of days for Peoria. I did see it as an opportunity to pivot; a time to rebrand. Peoria was the whiskey capital of the world before Prohibition. Then Caterpillar came together and launched their headquarters here. Even though Cat has now moved their headquarters, Peoria will always be Peoria. The culture and the people of Peoria are what defines a city, not the businesses.

I decided to plant my flag in the sand and declare that for this century, Peoria will be known as the regional destination for entrepreneurs and creatives. To do this, I built a brand that pays homage to our past and points to our future: **Whiskey Crawler Creative, LLC**.

New Development

OSF HealthCare Cancer Care Center Receives State Approval



According to a recent news release from OSF HealthCare, the Illinois Health Facilities and Services Review Board has approved a Certificate of Need application by OSF HealthCare, which will allow for the eventual construction of a comprehensive cancer center on the campus of OSF HealthCare Saint Francis Medical Center in Peoria. The regional destination center will require significant community partnerships and philanthropic efforts to become a reality, but the decision by the state review board is an important milestone. **“This destination cancer center will allow OSF HealthCare to bring together clinicians and technology and enable us to connect across our Ministry to improve the lives of those we serve. We are thrilled with the approval by the Review Board and look forward to the ongoing efforts to bring this center to fruition,”** said Bob Sehring, CEO, OSF HealthCare.

The comprehensive cancer center will feature patient education and support spaces, an infusion center, and a full range of cancer-related services, including proton beam therapy and brachytherapy. The proton beam will be just the second in Illinois, and one of only 32 centers currently in North America treating patients. Having proton beam therapy available for those receiving treatment for cancer will reduce treatment times, decrease complications by sparing healthy tissue, reduce side effects, and allow for less disruption in patients' and caregivers' lives. The timeline for construction of the proposed \$237 million project will depend on philanthropic fundraising efforts, with a goal of providing the first treatments at the center as early as 2023.

DDC Monthly Report for March 2020
Cumulative Total From July 1, 2014 through February 29, 2020

Residential Units

	<u># of Units</u>	Project Type	<u># of Projects</u>
Completed	163	Development	46
Under Construction	32	Completed	23
Announced	227	Under Construction	8
Exploring	202	Permitted	0
Residential Units Total	<u>624</u>	Hired Professionals	0

Business Start-up/Relocation

Completed	30	Property Acquired	12
Announced	2	Negotiations Under Way	3
Exploring	1	Gathering Information	0
Business Start-up/Relocation Total	<u>33</u>	Total Dev.	<u>46</u>
		Infrastructure	5
		Property Acquisition	1
		Public Art	1
		Public Parks	1

Permits

Last 12 months

Issued Comm. Const. This Year	10
Est. Value Comm. Const. This Year	\$ 4,834,950
* All Const. Permits Issued This Year	124
# Estimated Value This Year	\$ 16,102,350

Since 2014

Issued Comm. Const. since 2014	157
Est. Value Comm. Const. Since 2014	\$ 64,763,526
* All Const. Permits Issued Since 2014	950
# Estimated Value Since 2014	\$ 104,034,236

Developers Assisted

Developers Active	
Local	26
Out of Town	7
Developers Active Total	<u>33</u>
Developers Inactive	55
Developers Assisted Grand Total	<u>88</u>

Mixed-Use Projects Under Construction

Project Name	# of Units
Winkler Market & Apartments	26
Neon	6

Total Units UC

DDC Finances

Budget	
Fundraising 2019:	\$ 305,000
Current Receipts	\$ 261,250
% of Budgeted Receipts	85.7%

DDC Activities

Media

Articles/Media/Interviews	206
Press Conferences	22

Other

Confidential Project Assistance	12
Building Code Amendments	
Lobbying for Extension of State Historic Tax Credits	
Public Engagement/Planning Effort by the City	
2016 Housing Study	
2016 Parking Study	
IL-HTC/RERZ Extension	
2018 Housing Study	
Opportunity Zone Funds	
Downtown Development Tour	
IEZA Presentation and Tour	
Property Acquisition and Sale	

Commercial Development Under Construction

Project Name	
The Block	1
Chase Block	1
Winkler Market	1
Nailon Bldg	1
Black Band Distillery	1
Neon	1
Winkler Market & Apartments	1

Total Projects

7

- * All Const. Permits Include: Comm. Const., Demolition, Elect., Erosion, Gen. Building, HVAC, Plumbing, Parking, Irrigation, H2O Heater, etc.
All Const. Permits Estimated Values: Not all activity has an estimated value assigned to it therefore this is only a partial amount

www.downtownpeoria.us

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