



Making a Difference in Downtown Peoria!

What is the DDC?

The Downtown Development Corporation of Peoria (DDC) is the leading local champion for planning, development, and revitalization efforts in Peoria's Downtown area. Geographically, this includes the Central Business District, Warehouse District, Riverfront District, Medical District, and a 20 square-block section of the East Village Growth Cell TIF District.

It is a not-for-profit, stand-alone corporation designed to bring private and public interests together for a common goal: creating a vibrant environment for people to live, work and play. A thriving Downtown benefits all of Peoria and our region's economy as a whole.

What are the DDC's primary objectives?

As part of the DDC's charge to champion development, it is focused on:

- Providing best practices in relationship, business, and economic development.
- Addressing the supply of suitable Downtown housing, recognizing the significant demand.
- Championing a pedestrian-friendly environment in support of residential, business, and economic growth in the Downtown area.

What has the DDC accomplished since its inception in 2014?

The DDC has been at the forefront of the revitalization of Downtown Peoria. High-level accomplishments include the following:

2014

- hired a President/CEO
- secured 501c3 status
- adopted its bylaws and appointed its Board of Directors
- sponsored seminars for local developers

2015

- assisted with over 33 projects, including three residential projects in the Warehouse District
- assisted with lease negotiations for additional parking in the Warehouse District
- announced the installation of high speed fiber optic internet service in the Warehouse District

2016

- assisted with five building renovations for mixed use residential, several new startup businesses, and many relocations into the downtown

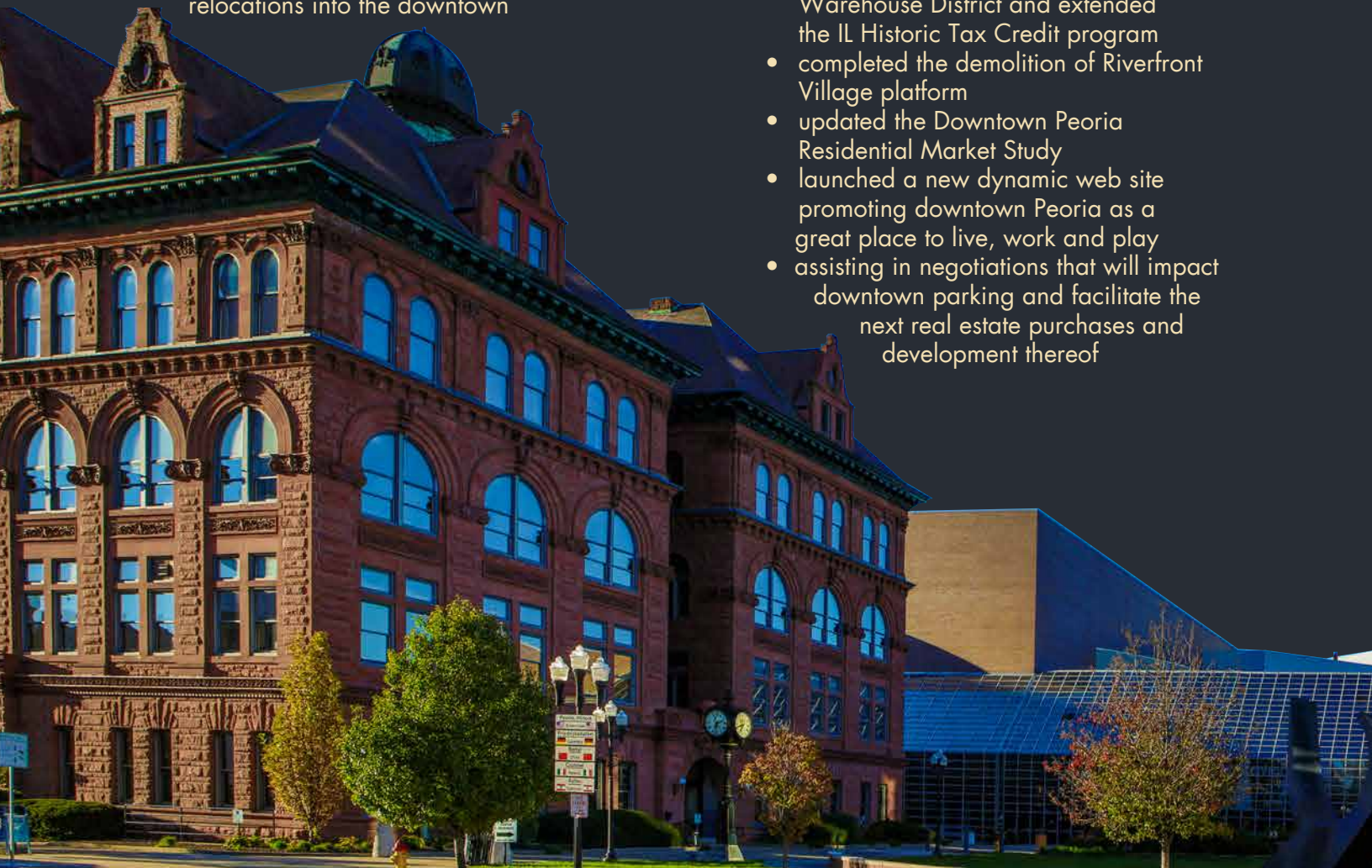
- accomplished the acquisition of Riverfront Village for a city park
- in collaboration with PAAR and PAHBA, successfully lobbied for amendments to the proposed City Building Code
- updated the Downtown Peoria Residential Market Study

2017

- facilitated the development of 150 new residential units in downtown
- presented a Special Services Area (SSA) proposal and gained support and commitments from city and county officials, private and public-sector businesses, and downtown residents
- commissioned, with the City of Peoria, the Warehouse District Parking Study

2018

- adopted its strategic plan
- updated the Form Code in the Warehouse District and extended the IL Historic Tax Credit program
- completed the demolition of Riverfront Village platform
- updated the Downtown Peoria Residential Market Study
- launched a new dynamic web site promoting downtown Peoria as a great place to live, work and play
- assisting in negotiations that will impact downtown parking and facilitate the next real estate purchases and development thereof



We are proud of our accomplishments and thank our investors!

To date, the DDC has assisted with:

- completion of 163 residential units; 215 are announced; and 199 are exploring development opportunities
- 29 business start-ups and relocations
- 68 developers, local and out-of-town, interested in property in Downtown Peoria in all districts
- 46 development projects
- the issuance of 714 construction permits in Downtown Peoria with an estimated value over \$74M.

Between 2015 and 2017, we have seen assessed valuation on five (5) key mixed use residential properties increase

between 42% and 1,205%, with a combined increase overall of 3,151%, which is a 630% average. Continued growth is expected over the next few years.

As a not-for-profit organization, we are fully funded and sustained by our four founding members (Caterpillar, OSF, UnityPoint Health, City of Peoria) along with over 60 contributors dedicated to the renewal and revitalization of Downtown Peoria.

For a more complete understanding of our mission, goals, accomplishments, and ongoing activities, please visit our web site at www.downtownpeoria.us.

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The DDC launched a new, dynamic web site to enhance and support Peoria's downtown development!

Downtown Peoria

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