CONVERSION INFORMATION FORM
CITY OF PEORIA - PROPOSED CONVERSION PROPERTY
RIVER TRAIL DEVELOPMENT SITE

1. 9 digit zip code: 61603-4016

2. Park name: Riverfront Park

3. Description of area proposed for conversion, including acreage being converted and any remaining acreage:

Geography & Dimensions
Riverfront Park is the northern portion of an LWCF project (Exhibit 1 – Parcel Map). The park includes approximately 21.4 acres of open space on land that stretches from Irving Street to the southwest and Caroline Street on the northeast. It sits between the Illinois River and a set of railroad tracks. It is comprised of two parcels of 19.5 and 1.9 acres. (The total size of the LWCF designated property is 36.56 acres⁴; the southern portion is generally referred to as Festival Park.) The park is relatively narrow at Irving Street, varying in width between 160’ and 280’ until the park begins to widen, following the train tracks, at Morgan Street. The park is at its widest of about 530’ between Evans Street and Morton Street, then begins to narrow to a point as it moves upriver towards Caroline Street.

Topography & Vegetation
The park ranges in elevation from approximately 460 to 475 feet above mean sea level. The topography can be described as slightly sloping with drainage to the southeast towards the Illinois River. The park includes large open grass spaces, singular trees of a variety of species and tree groves. There is also a savanna area along the railroad tracks from the edge of the volleyball courts to Evans Street. There is access to the Illinois River though the shoreline is generally unimproved.

Recreation
Riverfront Park includes a number of recreational facilities (Exhibit 2 – Aerial Map) including a bike/walk path that runs the length of the park and connects to other riverfront areas; 10 sand volleyball courts; Constitution Garden, a memorial to the signing of the Constitution; and various other smaller monuments. The park also includes a maintenance building, surface parking lot, and an aging railroad turntable.

Proposed Development
The proposed conversion will remove 5.844 acres of Riverfront Park to allow the construction of a 143-unit multi-family development (Exhibit 3 – Site Plan). In addition to the private development area, this conversion also includes 0.57 acres that will become a two-lane public extension of NE Water Street. Water Street currently terminates at Irving. The project will extend the road through the northwestern edge of the park and connect with the private development area. The area to be converted for development is in the widest section of the park, generally between Morgan Street and Morton Street, and closest to the railroad tracks. The area has been zoned R8 – multi-family (Exhibit 4 – Zoning Map).

¹ The original LWCF project was 38.35 acres and was exclusively along the Illinois River north of downtown. In 1999, the City petitioned for and had approved a conversion of 1.79 acres in order to partner with the Peoria Park District in the construction of the RiverPlex. The conversion resulted in a 66 acre parcel addition to the LWCF designation in West Peoria, IL (disconnected by miles from the original LWCF project) referred to as Rocky Glen Park. The 36.56 acres referenced here is limited to the acreage remaining in the original LWCF project prior to this conversion.
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Conversion acreage calculation for Riverfront/Festival Park
(not including Rocky Glen Park—66 acres)

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original LWCF Project</td>
<td>38.35</td>
</tr>
<tr>
<td>1999 Conversion (RiverPlex)</td>
<td>1.79</td>
</tr>
<tr>
<td>Current LWCF Project (before this conversion)</td>
<td>36.56</td>
</tr>
<tr>
<td>Acreage Lost to This Request</td>
<td>6.41</td>
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<tr>
<td>Acreage Added from This Request</td>
<td>5.56</td>
</tr>
<tr>
<td>New LWCF Project Acreage²</td>
<td>35.71</td>
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4. Description of recreation resources, facilities, opportunities that will be impacted, displaced or lost by the conversion:

The conversion will impact the following recreational elements of Riverfront Park:

a. The maintenance building of 5,772 sf, utilized by the Peoria Park District, will be demolished. This building is not open to the public.

b. The existing surface parking lot will be removed. The development project includes the construction of 27 new public parking spaces along the new public road. Additionally, public parking will be constructed in the proposed extension of Riverfront Park (see replacement information).

c. The railroad turntable will be removed. The turntable’s vertical arch may be installed as a marker along the bike/walk trail about 500’ northeast of its current location (see replacement information).

d. Constitution Garden will be relocated, in its entirety, to a location in the southwest corner of the park, close to Irving Street and the RiverPlex.

e. Approximately 1250 linear feet of the upper half of the bike/walk path will be removed. A greater length of bike/walk path (approximately 1600 feet) will be constructed in the proposed extension of the park (see replacement information).

f. The sand volleyball courts will be relocated to an area adjacent to and southwest of the RiverPlex in Festival Park (the southern portion of the LWCF project).

5. Description of the community and population served by the park, including users:

Riverfront Park is utilized by a number and variety of users. The park serves the immediately surrounding residential neighborhoods, including Taft Homes, Olde Towne North and Detweiller Marina neighborhoods. The bike/walk trail, which connects Riverfront Park to Festival Park and downtown to the southwest and Detweiller Marina to the northeast, is a popular trail for runners, bicyclists and casual walkers both from the immediately surrounding neighborhoods and from elsewhere in the City and region. The sand volleyball courts are utilized primarily by Park District organized leagues and are generally in use on weeknights from 5:30 pm until 8:30 pm from May through August. Monuments in the park, including Constitution Garden, the Dan Fogelberg Memorial

² Does not include LWCF acreage associated with Rocky Glen Park. With the Rock Glen Park conversion, the total size of the LWCF is 101.71 acres.

Updated 4/19/2016
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and the Alzheimer’s Memorial are visited by park users. A limited number of special events, such as
Flag Day at Constitution Garden, bring a greater number of guests. The large grass area in the park is
occasionally used for picnicking, informal sports and gatherings, and limited organized sports.

The property to be converted, approximately 6 acres, is the less utilized portion of the park.
Approximately 1.6 acres of the converted area is occupied by a surface parking lot and maintenance
building. Constitution Garden (impacted by the development) and the sand volleyball courts
(impacted because of the public road) will both be relocated as part of the development project and
remain in as good or better condition. The most heavily used asset in the park – the riverside
bike/walk path, remains largely intact. Furthermore, this asset is improved: as a condition of the
development, the entire path from Irving to Morton Street will be widened from 8’ to 10’.

6. Revised 6f project boundary map clearly showing the area being converted and the remaining park
site, signed and date by local official:

   See attached (Exhibit 5 – Revised 6(f) Boundary Map)

7. GPS Coordinates Deg/Min/Sec/Dir – Longitude and Latitude:

   The Longitude of -89.576745 and Latitude of 40.697986 results in the following GPS Coordinates:
   40° 41' 53.0880" N and 89° 34' 35.3244" W
Exhibit - 1
Parcel Map
Riverfront & Festival Park

Source: City of Peoria, County GIS, 12/16/2015
Exhibit - 2
Aerial Map
Riverfront Park—Amenities

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<thead>
<tr>
<th>Ref.</th>
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<tbody>
<tr>
<td>1</td>
<td>Volleyball Courts</td>
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<tr>
<td>2</td>
<td>Savanna Area</td>
</tr>
<tr>
<td>3</td>
<td>Walking/Biking Trail</td>
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<tr>
<td>4</td>
<td>Constitution Garden</td>
</tr>
<tr>
<td>5</td>
<td>Park Maintenance Building</td>
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<tr>
<td>6</td>
<td>Parking Lot</td>
</tr>
<tr>
<td>7</td>
<td>Railroad Turntable</td>
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Source: City of Peoria, County GIS, 12/16/2015
Exhibit 3
PROPERTY SITE DEVELOPMENT PLAN
River Trail Development Project - Replacement Property

Source: BSB Design, 7/31/2015
ZONING MAP

River Trail Development & Spring Street Parcels

Source: City of Peoria, Peoria County GIS Map 12/14/2015

Exhibit - 4
Exhibit 5
LWCF 6 (f) Project Boundary Map — Riverfront & Festival Park

Project 17 - 00769 & 00849
LWCF Map Certification

Local Project Sponsor: City of Peoria    Date: ____________.

_________________________________________    ________________.
Signature    Title

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<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
<th>Acreage</th>
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<tbody>
<tr>
<td>Black Dashed Line</td>
<td>New LWCF Riverfront Park Boundary</td>
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<tr>
<td>Green Shaded Area</td>
<td>1999 RiverPlex Conversion</td>
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<tr>
<td>Red Shaded Area/Line</td>
<td>2015 River Trail Conversion</td>
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<td>Blue Shaded Area</td>
<td>2015 Replacement Parcels</td>
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<tr>
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<td>Spring Street ROW Not in LWCF Boundary</td>
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<tr>
<td>Yellow Shaded Area</td>
<td>Property Withheld from 2015 Conversion</td>
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