Replacement Property

Spring Street – RTD replacement parcels – Oct 2015

Looking NE at replacement parcel (boat club)  Looking N at boat club

Looking west at Simantel parcel (former Hawkeye Rubber)  Looking West at City parcel

Looking south along the Illinois River from Simantel parcel  Looking NW up drainage-way
Appendix B

Signed and Approved
Cultural Resources, Endangered Species and
Wetlands Review Reports
CULTURAL RESOURCES, ENDANGERED SPECIES & WETLANDS REVIEW REPORT

Project Sponsor: City of Peoria
Project Title/Site Name: River Trail Development - (Conversion Site)
Contact Person: Chris Setti
Address: 419 Fulton Street, Suite 207, Peoria, IL 61601
Phone: 309-494-8618 Date: 12/1/2015
Email: csetti@peoria.gov

Check appropriate response:

☑ New Project Application (not previously reviewed / considered by IDNR)
☐ Application Resubmittal *
* If resubmittal, indicate the year(s) previously submitted:

Has project proposal changed in scope or design layout from previous submittal(s)?  [ ] Yes  [ ] No

If this is a development project was the property acquired with DNR funds?  [ ] Yes  [ ] No

Project Location:
County: Peoria
Site Address: 135 Morton Street, Peoria IL 61603
USGS Numeric Location Designation: Township: 8N  Range: 8E  Section: 3

Please attach:
1) project site development plan
2) topographic map
(Note: photocopy ONLY that portion of Topo map where project site is located. Copies should be no larger than 11" x 17".)
(Clearly delineate and identify the project site/park boundary on the map with a dashed black line)

Topographic maps may be obtained from:
Illinois State Geological Society
Champaign, IL
(217) 244-2414

Topographical maps may also be available from local and/or regional planning commissions.

Size of Project Site: 6.41 acres

Does the project include tree removal? Yes/No  Yes
If yes, anticipated number to be removed? 124*
* 181 trees will be added for net gain of 57 trees.

Concise Project Description: (Also, attach 2 sets of color photos of any existing buildings/structures on project site)
The River Trail Development (Site) is planned as new multi-family residential apartment complex consisting of 4 buildings of 143 rental units along with parking and connecting roads on 6.41 acres (defined as "conversion property") overlooking Peoria Lake. A remediation action plan will also be implemented. The Exhibits include: 1) Site Location Map, 2) Project Site Development Plan, 3) Preliminary Plat Map, 4) Topographic Map, and 5) Photographs of Existing Structures.

DEPARTMENT USE ONLY

Cultural Resources
T&E Species/ NP/Natural Area/LWR
Wetlands (Sec 404, see reverse side)

Approved

Approved w/ Restrictions *Comments*

Grant Adm. JN

Rich Lewis  6-29-16
OREP/RR&C/CERP Coordinator

Signature indicates IDNR CERP sign-off for ONLY the project information included in this submittal. Any changes must be resubmitted for review.

3 COPIES OF THIS FORM AND THE SPECIFIED ATTACHMENTS MUST BE SUBMITTED WITH APPLICATION
June 14, 2016

Rachel Leibowitz, Ph.D.
Preservation Services Division Manager
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701

Dear Dr. Leibowitz:

Pursuant to the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, the Illinois Department of Natural Resources (IDNR) requests review of the following:

PROPERTY: City of Peoria: A parcel east of NE Bond Street, southwest of Morton St.
PROJECT: “River Trail Development” Conversion Parcel (IHPA Log 017011416). This land will be developed as a multi-family residential complex, converting it from the recreational use previously specified (LWCF grant)
ENCLOSED: ASSR for 6-acre survey of the conversion parcel.

The Phase I archaeological survey of 6 acres has located one archaeological site, 11P844. The site does not meet requirements for the National Register of Historic Places. The geomorphic evaluations appended to the archaeological report conclude the potential for buried archaeological deposits in primary context is low. The extant buildings on the parcel are not eligible for the National Register of Historic Places.

The IDNR asks for IHPA concurrence in the assessment that no Historic Properties are affected by this project. If no reply is received from IHPA within 45 days, IDNR will conclude, as per subpart B, 800.3(c)(4) of the Act, that this application is approved and will proceed with the undertaking.

Sincerely,

Dawn E. Cobb
Archaeologist
Office of Realty and Environmental Planning

DC:mbs
Enclosure

CONCUR

By: Rachel Leibowitz
Deputy State Historic Preservation Officer
Date: 6-23-16
CULTURAL RESOURCES, ENDANGERED SPECIES & WETLANDS REVIEW REPORT

Project Sponsor: City of Peoria
Project Title/Site Name: Spring Street Parcels - (Replacement Site)
Contact Person: Chris Setti
Address: 419 Fulton Street, Suite 207, Peoria, IL 61601
Phone: 309-494-8618 Date: 12/1/2015
Email: csetti@peoriagov.org

Check appropriate response:
[ ] New Project Application (not previously reviewed / considered by IDNR)
[ ] Application Resubmittal *

* If resubmittal, indicate the year(s) previously submitted:

Has project proposal changed in scope or design layout from previous submittal(s)? [ ] Yes [ ] No
If this is a development project was the property acquired with DNR funds? [ ] Yes [ ] No

Project Location:
County: Peoria
Site Address: 100 Spring Street, Peoria IL 61603
USGS Numeric Location Designation: Township: 8N Range: 8E Section: 3

Please attach:
1) project site development plan
2) topographic map
(Note: photocopy ONLY that portion of Topo map where project site is located. Copies should be no larger that 11" x 17").
(Clearly delineate and identify the project site/park boundary on the map with a dashed black line)

Topographical maps may be obtained from:
Illinois State Geological Society
Champaign, IL
(217) 244-2414

Size of Project Site: 8.14 acres

Does the project include tree removal? Yes/No Yes
If yes, anticipated number to be removed? Approx. 20*

*There are many non-native, invasive trees/shrubs that have sprouted and will need to be cleared.

Concise Project Description: (Also, attach 2 sets of color photos of any existing buildings/structures on project site)
The Spring Street Parcels (Site) are planned as new public, recreation, open space that encompasses 8.14 acres (5.66 acres defined as "replacement property") overlooking Peoria Lake. A detailed description of the activities/facilities in the development are provided in the Project Site Development Plan and include walking/biking trails, observation points of the river, and picnic areas. A remediation action plan will also be implemented. The Exhibits include: 1) Site Location Map. 2) Project Site Development Plan, 3) Parcel Map, 4) Topographic Map, and 5) Photographs of Existing Structures.

DEPARTMENT USE ONLY

Cultural Resources
T&E Species/ NP/Natural Area/LWR
Wetlands (Sec 404, see reverse side)

Rich Lewis
ORE/PRR&C/CERP Coordinator

Approved Approved w/ Restrictions *Comments* Grant Admin

* see attached letter/comment

Signature indicates IDNR CERP sign-off for ONLY the project information included in this submittal. Any changes must be resubmitted for review.

3 COPIES OF THIS FORM AND THE SPECIFIED ATTACHMENTS MUST BE SUBMITTED WITH APPLICATION
June 14, 2016

Rachel Leibowitz, Ph.D.
Preservation Services Division Manager
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701

Dear Dr. Leibowitz:

Pursuant to the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, the Illinois Department of Natural Resources (IDNR) requests review of the following:

PROPERTY: City of Peoria: A parcel east of NE Bond Street, northeast and southwest of Spring St.
PROJECT: “River Trail Development” Replacement Land (IHRA log 013012116) for a converted parcel (LWCF linked). The city will develop this replacement parcel for recreational use.
ENCLOSED: ASSR for 8-acre survey of the replacement parcel.

The Phase I archaeological survey of 8 acres has not located any archaeological sites. The geomorphic evaluations appended to the archaeological report conclude the potential for buried archaeological deposits in primary context is low. The boat club house is not eligible for the National Register of Historic Places.

The IDNR asks for IHRA concurrence in the assessment that no Historic Properties are affected by this project. If no reply is received from IHRA within 45 days, IDNR will conclude, as per subpart B, 800.3(c)(4) of the Act, that this application is approved and will proceed with the undertaking.

Sincerely,

Dawn E. Cobb
Archaeologist
Office of Realty and Environmental Planning

DC:mbs
Enclosure
Appendix C

Zoning Map of
Proposed Conversion and Replacement
Property
ZONING MAP
River Trail Development & Spring Street Parcels

River Trail Development (Conversion Site)
Spring Street Parcels (Replacement Site)

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

Draft EA Concerns and Responses
February 24, 2016

Jan Nation
Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, IL 62702

Dear Ms. Nation:

Below, please find answers to the questions posed by you in relation to the City of Peoria’s request for a Land and Water Conservation Fund conversion for a portion of Riverfront Park.

Q1. There are claims that a chemical factory is too close in proximity to the proposed apartments. Is there a health risk? Have there been any reported cases to the City, State or County about persons becoming ill? In theory, haven’t the people that have been using the park for all the years since the plant has been there, been supposedly exposed to whatever may be harmful? So why is it an issue now that there might be residents living at the park site? Has something changed in production at that factory?

The proposed location for the apartment complex in Riverfront Park is near two industrial facilities. The closest is Solazyme (www.solazyme.com), a company which makes biofuels from algae. The Solazyme plant is about 140’ from the closest proposed apartment building. Directly adjacent to Solazyme, but further away from the proposed apartments, is PMP Fermentation (www.pmpinc.com), a plant which ferments glucose. To the best of our knowledge, there has never been a reported case of illness of park users from plant emissions. Nothing has changed in either plants’ production. A review of the USEPA’s Environmental and Compliance History Online (ECHO) system shows no Clean Air Act violations for either facility in the past 5 years.¹

While there appears to be no risk associated with these facilities, and no history of issues, any problems faced by apartment complex residents are the same that would be faced by park users. Furthermore, the 219 units of affordable housing in Peoria Housing Authority’s Taft Homes are also directly adjacent to PMP Fermentation. There has never been concern raised about air quality when it comes to the residents of that complex.

Q2. During times of flooding at the marina site and end of Spring street, what do members of the boat club currently do? Are they simply not able to access the property? I have the data that shows the Riverfront has been at flood stage 8 times in the past 72 years. That doesn’t mean the land hasn’t been flooded other years but just not to the same degree. Can someone from the City with expertise and

¹ Solazyme report here and here. PMP report here.

Peoria City Hall
419 Fulton Street, Suite 207, Peoria, IL 61602
Phone: (309) 494-8524 Fax: (309) 494-8559
some type of back up provide information about how many times the area has been unusable due to water? (Not for 72 years, say just the last 10 if possible) Is this information even available? I am trying to get an accurate picture of how often the site has been unusable. Is it seasonal? Only during strong weather events?

The Peoria Boat Club is first and foremost a private marina for recreational boaters. When the Illinois River is in moderate (22') to major (28') flood stages, the river is usually closed to recreational boating traffic. Boat club members can still access their property, and possibly their boats, during these floods but are not permitted to leave the marina. There have been times where the clubhouse has been inaccessible due to flood waters. The higher portions of the property – primarily used for member boat storage – have rarely been inaccessible.

To attempt to demonstrate the impact of flooding on usability of the proposed replacement park, the City compared recent flood history against the property’s topography. According to the National Weather Service, the Illinois River at Peoria has been in flood stage 31 times since 2000. For Peoria, flood stage is anything above 18’. The entirety of the proposed park extension varies in elevation from 448’ above sea level at the shore to 460’ near the bike path. Attached is an image prepared by the City’s Public Works Department that shows the property’s topography in 2’ increments. Each contour line is colored different and is associated with a river crest level (for example, the 452’ contour is shown as a yellow line and is only flooded when the river reaches 23.61 feet). The City then compared the crest levels of each of the last 31 floods against these contour lines to ascertain the probable impact on the park.

Below a 20’ crest, for example, there is no flooding in the park. This covers 12 of the 31 floods. Another 9 of those floods, between a crest of 19.61’ and 23.61’, only flood portions of the shore and do not impact usability in any way. Once the river reaches 23.61’ some of the proposed park becomes unusable. The most impacted portion is the breakwater which is generally flooded and would be inaccessible at this stage. Since 2000, the breakwater has been inaccessible 10 times. This would impact the proposed walking path and observation point. As the chart shows, the rest of the park is only impacted when the crest exceeds 27.61’. This has occurred 5 times since 2000. The greatest impact was witnessed in 2013 when the river reached 29.35’ (the highest recorded crest in history). At that flood level, a large portion of the park would be inaccessible – nearly the entire park other than portions of the Simantel property. It is important to note that of the 14 of the 31 times the river has been above flood stage have occurred during winter months (November through March) when park use would be light. Of the ten floods that would have had an impact on park usability, five occurred during winter months.

There are two limitations to this analysis. First, the National Weather Service does not track duration. Floods generally last a few weeks but can last longer depending on circumstances. Second, while topography is measured in 2’ increments, river flooding is measured to the hundredth inch. The City’s analysis is for general estimating purposes only. The space between contours will yield an equal impact of a 23.5’ crest and a 21.75’ crest since they are both between the 450’ and 452’ contours when the higher flood might impact more land. The flood from this past New Year (crest of 26.49’ on 1/3/16) saw some flooding along Spring Street. Additionally, since the image is based on topography, there are some areas

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2 Illinois River at Peoria flood information can be found here.
4 See draft Concept Site Plan for replacement property here.
which would appear to flood because of topography (such as the yellow-ringed area towards the back corner of the proposed park). This is not generally the case: While the areas have lower elevations, the river does not rise enough to flood these areas.

Public parks and greenspace have long been considered a best practice for developing flood-prone areas.

**Q3. The active train tracks, approximately how many trains travel through area per day? How far away from the proposed apartment buildings are the existing tracks?**

The City contacted Tazewell and Peoria Railroad, which owns and operates the railroad that runs along the northwest side of Riverfront Park. The railroad does not have a regular schedule, but they report that an average of four trains pass through this section every day. The distance from the railroad tracks (measured from the centerline) to the apartment buildings varies from 92.8’ to 105.2’.

**Q4. Were the Greeley School site and the Taft Homes site looked at as alternatives? Please give some details about those two sites and the City’s analysis.**

The Greeley School site was not available for purchase and development when the River Trail project was first launched in 2008, nor when the current developer began investigating the opportunity in 2010-11. Peoria School District 150 first marketed the property in March 2012. Furthermore, the goal of initiative was to create housing that took direct advantage of the Illinois River. As the map below shows, the Greeley site (red circle) is nearly a quarter-mile farther from the Illinois River than the currently proposed site (green circle).
The Taft site would be a more viable and attractive location than Greeley school, but was also unavailable for this type of development when the River Trail project commenced in 2008. While the redevelopment of the Taft property is a widely held community goal, it is a goal complicated by strict federal rules, particular financial constraints and strong citizen opposition.

The Taft Homes are owned and managed by the Peoria Housing Authority (PHA). Today, the complex contains 216 units of low-income public housing. For nearly a decade, and as recently as this year, the PHA has considered the future of the Taft site as it looks to deconcentrate poverty and move away from large-scale housing projects. The property is well-suited for private development – it is about 20 acres in size, relatively flat, directly adjacent to downtown and I-74, and very close to the Illinois River. However, to make the property available for development, PHA must first identify alternative housing options to replace the existing units. PHA has considered a number of plans since 2009 to address this issue. An article in the February 2014 Peoria InterBusiness Issues\(^5\) summarizes the recent history of these efforts:

“Initial conceptual master planning for the site began in 2009 with the assistance of Farnsworth Group. At the time, phased redevelopment on the existing site was planned, with input from the PHA Board of Commissioners and Taft residents. Redevelopment efforts at that time were focused at Harrison Homes, with the award of American Recovery and Reinvestment Act funds from the Department of Housing and Urban Development (HUD). However, PHA would revisit master planning for Taft Homes through the solicitation of a planning consultant to include a formalized community needs assessment.

“In early 2011, Taft redevelopment planning began with the assistance of Brinshore-Michaels Development. The community needs assessment was conducted through a collaborative partnership between the Center for Urban Research and Learning at Loyola University, Bradley University’s Department of Social Work and the Peoria Opportunities Foundation. The needs assessment and community feedback were used to create an option for affordable housing development on-site.

“In 2013, PHA worked with Taft residents and other stakeholders to research alternative redevelopment strategies, including the relocation of the units altogether or in part to areas of opportunity within the city. Through the generous assistance of the City of Peoria, Training Development & Associates (TDA) Consulting was secured to oversee this process and produce strategies for full-site replacement, with the option of leveraging the value of the current Taft Homes. Upon conclusion of these initiatives, the Board of Commissioners authorized PHA administration to proceed with a Rental Assistance Demonstration (RAD) application to HUD and the solicitation of a co-developer.”

In 2014, PHA tried to take the first step towards developing alternative housing to relocate Taft residents. PHA and its development partner attempted to purchase the Greeley site from School District 150 to create 45 units of affordable housing. That plan was met with considerable neighborhood opposition and a request for rezoning was strongly debated by the City Council before being withdrawn by PHA.\(^6\) PHA has also met stiff neighborhood resistance when it attempted to identify housing locations in other parts of Peoria. PHA’s current plan is to relocate 80 units with about half being accommodated by a new structure on the Taft site. There is no plan for how the other 136 units will be handled.

At no time over the past 8 years has PHA had a comprehensive solution for the relocation of existing units that would have made the Taft site a viable alternative for the River Trail project.


Q5. A sewer outlet pipe is mentioned to be on the replacement land that backs up during flood times or heavy rains that would then discharge sewage onto land and into the River. Please explain and if true, is there any plan to modify sewer layout? I have read the EA and it states the sewage does not get pushed onto property but flows into River with the current.

The older portions of Peoria – like nearly every other old industrial river city – is served by a combined sewer system that carries both stormwater and sewage. In heavy rains, the limited capacity of the Greater Peoria Sanitary District to handle the additional volume causes the system to overflow into the Illinois River at various locations. Such an event is called a “Combined Sewer Overflow” (CSO). One of these overflow locations is at the foot of Spring Street between the Detweiller and Simantel properties.

The location, position and elevation of the Spring Street outfall makes it unlikely that CSO events contaminate the surrounding land. The outfall pipe is about 10-15’ lower than the proposed park. The bottom of the pipe is at the same elevation as the Illinois River during normal conditions. When a combined sewer overflow occurs during normal river conditions, flow is released into the Illinois River and moves downstream in the river current. When a combined sewer overflow occurs during high river conditions (flood), flow is released under pressure and moves underwater toward the channel and downstream away from the shore. Furthermore, the effluent is contaminated with bacteria that dies 48-72 hours after leaving a warm blooded body. Bacteria does not accumulate along the shoreline. Like the issue of the proximity of housing to Solazyme and PMP Fermentation, there has never been any concern expressed for the impact of CSOs on Riverfront Park. In fact, there is another overflow point between the RiverPlex and Bob Michel Bridge. There have been no reports any land contamination problems after a flood in that area.

The City is not planning to alter the layout of the Spring Street outfall. Rather, in conjunction with the US EPA, the City is working on a plan to drastically reduce (or eliminate) overflow events altogether. This will be accomplished through an investment of over $150 million in green infrastructure systems that divert stormwater from the system. The proposed extension of Riverfront Park through this conversion actually provides the City and its citizens with a location in which to educate the public about the CSO issue. More information on the City’s efforts can be found here: http://www.peoria.gov/wetweather/onewater/

Q6. Where will the storm water run-off from the new buildings, parking lot and roadway be directed? Will the sewer pipes from the proposed buildings connect to the Spring Street sewer that is referenced in question #5?

Stormwater from the apartment development will mirror the existing drainage pattern. Currently, the water either sheet drains or drains to a series of storm sewer structures that directly discharge to the river. As part of the development, a storm sewer system will be constructed with a series of recognized best management practices (BMPs) and dry wells to promote water quality and infiltration with the final outlet discharging to existing storm sewer that conveys it to the river. ... This storm sewer is not the Spring Street outfall mentioned in question #5 above. Storm water (not combined with sewage) is permissibly discharged into the river. The development’s sanitary system will be hooked into a separated system of the Greater Peoria Sanitary District

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7 [http://www.bmpdatabase.org/](http://www.bmpdatabase.org/)
The extension of Water Street is proposed as a permeable paver system over a traditional stone subbase. This system allows for greater water infiltration than an asphalt or concrete road.

Please let me know if there is anything further I can provide.

Sincerely,

Christopher Setti
Assistant City Manager
<table>
<thead>
<tr>
<th>Flood Stage (in feet)</th>
<th>Date</th>
<th>Map Line</th>
<th>Contour Elevation</th>
<th>Impact on park</th>
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<tbody>
<tr>
<td>29.35</td>
<td>4/23/2013</td>
<td>Red</td>
<td>458</td>
<td>Most of park flooded except for high sections of Simantel parcel</td>
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<td>27.94</td>
<td>3/14/2009</td>
<td>Green</td>
<td>456</td>
<td>Park from Spring Street NE mostly flooded and unusable</td>
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<tr>
<td>27.09</td>
<td>6/30/2015</td>
<td>Fuscia</td>
<td>454</td>
<td>Breakwater unusable; minor flooding along shore line; portion flooded far NE section of Detweiller property</td>
</tr>
<tr>
<td>27.07</td>
<td>9/19/2008</td>
<td>Fuscia</td>
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<td>26.49</td>
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<td>Fuscia</td>
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<td>Breakwater unusable; minor flooding along shore line; portion flooded far NE section of Detweiller property</td>
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<td>452</td>
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<td>452</td>
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<td>No flooding in park</td>
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<td>18.01</td>
<td>5/24/2010</td>
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<td>n/a</td>
<td>No flooding in park</td>
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</table>
January 29, 2016

Dear Citizen:

Thank you for sharing your comments regarding the Land and Water Conservation Fund conversion request for Riverfront Park. In addition to comments at the public hearing, the City received approximately 100 emails and 60 regular mail or hand-delivered items. Whether you support or oppose the conversion, we appreciate that you spent your valuable time to share your thoughts. All correspondence received prior to the January 25 deadline will be submitted, in its entirety, to the Illinois Department of Natural Resources (IDNR) for their review in considering the City’s application.

While many respondents simply expressed opposition or support in their communication, some of you had questions or identified specific concerns and reasons for your opposition. Attached, you will find a summary of those concerns along with the City’s response.

Thank you for your interest in this project and your advocacy either for or against it.

Sincerely,

Christopher Setti
Assistant City Manager
### Eligibility and Selection of Replacement Land

<table>
<thead>
<tr>
<th>Concern</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Detweiller Playground property is already dedicated for public use by the Last Will and Testament of Thomas Detweiller and is hence ineligible to be part of the conversion.</td>
<td>The City has received confirmation from IDNR that the Detweiller Playground (DP) property is eligible for consideration. According to IDNR, any property that is privately owned may be eligible for LWCF conversion, even if privately owned land has been used for public recreation. Furthermore, the DP property being acquired has been leased to the Peoria Boat Club since at least 1947. The property has been restricted to members of the Club and their guests and has not been available for public recreation.</td>
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<td>The City did not seek alternatives for replacement land other than the Simantel and Detweiller Playground properties. The Peoria Housing Authority Taft Homes property may have been a viable alternative.</td>
<td>When the City Council approved the Redevelopment Agreement in April 2015, it also directed staff to limit its search for replacement land to riverfront property. Staff did consider alternative properties but determined the selected properties most closely matched the will of Council and met the conversion guidelines. PHA property would likely be ineligible since it is owned by a public entity. The City was also aware of a host of sites that would not be eligible for replacement property during the 2012 conversion of the Southtown parcel to Rocky Glen park, including the Springdale Cemetery savannah, property around Glen Oak school and riverfront property owned by Illinois American Water near the McCluggage bridge.</td>
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### Adequacy of Environmental Assessment Studies

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<th>Concern</th>
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<td>There has been no archaeological study of either the converted property or replacement property.</td>
<td>Part of the LWCF conversion process is a review by various State of Illinois departments of cultural resources, endangered species and wetlands. This review is triggered by the City completed “CERP Form” (part of the City’s application package). This review process includes the Illinois Historic Preservation Agency which can direct the City to conduct further studies if warranted on the converted land and/or replacement land. An archaeological study was done in Riverfront Park in 1990 during the construction of the Caroline storage sewer. The project was cleared.</td>
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<td>The Environmental Assessment Study was limited to just the Simantel property, and not on City owned property.</td>
<td>The City was directed to conduct Environmental Assessment Studies on the converted property (Riverfront Park) and the replacement property (Simantel, Detweiller Playground). The public property of 2.4 acres to be added to the new park is not included in the official conversion. Environmental issues with the Simantel property were already documented in the state’s Site Remediation Program and referenced in the EAS. A review of environmental databases, including maps and historical aerial photographs, contained in the Phase 1 Environmental Site Assessments for Riverfront Park and the Simantel property did not indicate other industrial uses on the proposed land replacement parcels that warranted concern for Recognized Environmental Conditions. With respect to Detweiller Playground parcels there were no permits, tanks, spills or other sources of pollutants identified.</td>
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<td>There was not enough detail in the Environmental Assessment Study</td>
<td>While the Environmental Assessment Studies were summary in nature, each included a reference section with links to much more detailed information for both properties (i.e. Phase I and Phase II reports, Remedial Action Plans, etc.). This reference section is on Page 4 of both Studies. For example, in the Riverfront Park EAS, you will find a link to all of the environmental paperwork on file with IEPA (Phase 1, Phase 2, Remedial Action Plan, etc.)</td>
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<td>regarding sampling, locations, levels, etc.</td>
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<td>The development in Riverfront Park of the apartment complex will</td>
<td>The City has an approved Remedial Action Plan that addresses how environmental contaminants are contained within the site to protect construction workers, future residents and visitors. Standardized construction practices of dust and erosion control will prevent contamination outside of the project site.</td>
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<td>disturb the underground environmental contaminants and pose a hazard to</td>
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<td>the remainder of the park and Illinois river.</td>
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<td>The Spring Street Combined Sewer Outfall contaminates the property.</td>
<td>The location, position and elevation of the Spring Street outfall makes it unlikely that CSO events contaminate the surrounding land. The outfall pipe is about 10-15’ lower than the proposed park. The bottom of the pipe is about the same elevation as the Illinois River during normal conditions. When a combined sewer overflow occurs during normal river conditions, flow is released into the Illinois River and moves downstream in the river current. When a combined sewer overflow occurs during high river conditions (flood), flow is released under pressure and moves underwater toward the channel and downstream away from the shore. Furthermore, the effluent is contaminated with bacteria that dies 48-72 hours after leaving a warm blooded body. Bacteria does not accumulate along the shoreline. The City is working to reduce overflows so that they occur less than once every 10 years.</td>
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<td>Adequacy of Appraisals</td>
<td>The Illinois River already contains similar bacterial pollution from upstream sources. Precautions, such as washing hands after contact with river water, during normal river conditions and during flooding, whether or not a CSO is occurring, are recommended. These precautions are also recommended at other riverfront parkland susceptible to flooding (i.e. Detweiller golf course, Riverfront Park, Festival Park, Liberty Park). The City did not follow the proper procedure, according to the Uniform Act, when it came to the timing of the appraisals.</td>
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<td>IDNR and National Park Service have stated that since both Jim Simantel and Detweiller Playground were “willing” sellers, there is no legal issue with completing negotiations prior to obtaining appraisals. The appraisals were never intended to be used to set price; rather they were ordered to establish value for the conversion calculation.</td>
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<td>Adequacy of Appraisals</td>
<td>The City hired a certified appraisal professional with decades of experience and does not question his ability or approach. The process for LWCF conversions includes a review of the appraisals by an IDNR appraiser. This review is underway. Problems with the City’s appraisals, if there are any, will be identified by IDNR.</td>
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<td>The appraisals were inadequate (i.e. used poor comparables, undervalued flooding, etc.)</td>
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<td>The replacement parcels are subject to flooding while the conversion property is not, therefore it is of lesser recreational value.</td>
<td>A portion of the replacement property does flood periodically, normally in the early spring but can flood at other times. Parks have traditionally been built in the floodplain since they do not impact river flow (portions of Riverfront Park, Festival Park and Liberty Park also flood). Flooding does not make the land ineligible for consideration as the full park will be accessible for the vast majority of the year. The floodable areas will be designed to tolerate high water to preserve park elements and reduce cleanup cost.</td>
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<td>The City did not consider property other than Riverfront Park for development.</td>
<td>In the mid-2000s, the City began to more aggressively seek development within the urban core of Peoria, including efforts such as the Warehouse District and Renaissance Park. As part of these efforts, the City investigated opportunities for housing that took advantage of the Illinois River. As documented in the Practical Alternatives Analysis, there was little to no available property for housing development along the river and close to downtown. Large amounts of riverfront property were owned and actively used by large corporations such as ADM, Komatsu and O’Brien Steel. Other properties were generally unbuildable due to flooding or other concerns. Other than the Simantel property, there was no property other than this section of Riverfront Park where larger scale residential development with direct river access could be accomplished.</td>
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<td>The various monuments in Riverfront Park will be destroyed by the development.</td>
<td>The Redevelopment Agreement identifies the relocation of Constitution Garden as part of its redevelopment budget. The Fogelberg, Alzheimer and Sinclair memorials are outside the development boundaries and will not be impacted. Structural elements of the railroad turntable will be incorporated into the new park.</td>
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<td>Too many trees will be removed by the development.</td>
<td>The River Trail apartment project actually yields a net increase in trees of 57.</td>
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<td>There are no recreational opportunities (i.e. playground equipment, sports field) for children in the Concept Site Plan.</td>
<td>The Concept Site Plan for the replacement land includes a multi-use open space of approximately 70,000 square feet that can be used for sporting activities. The Plan was based on public input, none of which indicated interest in playground equipment. Such elements can be included in the future.</td>
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<td>The replacement land is insufficient because it is too far away from downtown and the RiverPlex.</td>
<td>There are no LWCF regulations regarding the location of replacement property. The City Council directed staff to limit its search for replacement property to parcels along the Illinois river. The identified replacement properties were the closest available property to the area proposed for development. The proposed property is directly adjacent to Riverfront Park and provide an opportunity to extend the park northeast to connect with Detweiller Marina.</td>
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<td>The conversion harms or provides minimal benefit to minority communities.</td>
<td>The City believes there is a net recreational benefit to all citizens including minority communities who are closer in proximity to the replacement site. While approximately 6 acres of Riverfront Park will be developed, the replacement plan adds 8 acres in total and dramatically improves access to the Illinois River.</td>
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<td>A six foot high fence will remain in place in the new park.</td>
<td>This is untrue. The current fence that surrounds the Peoria Boat Club will be removed and there will be no fencing on the replacement property. The Peoria Boat Club will be allowed to keep fenced boat storage on the property through April 30, 2016. A fence might be installed on the Peoria Boat Club docks for security reasons.</td>
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<td>The proposed Water Street extension will adversely impact the rest of Riverfront and Festival Park (including the RiverPlex) and create unusable fragments of park.</td>
<td>As part of the development process, a traffic study was conducted that demonstrated no adverse impact on traffic or pedestrian safety at the RiverPlex. The City has further pledged to improve pedestrian safety measures on Water Street such as improved signage and striping. While the road bisects a portion of Riverfront Park, the section between the road and railroad tracks will be well landscaped and attractive. This section is not unlike current fragmented portions of Riverfront Park such as the strip of park between the current parking lot and railroad tracks.</td>
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<td>The City will be operating a marina in the extended park and does not have the funds to do so.</td>
<td>This is not true. The purchase of the Detweiller Playground property did not include the purchase of the boat docks, which are the property of the Peoria Boat Club. At the direction of the City Council, the City has agreed to allow the docks to remain in place at the sole responsibility of the Peoria Boat Club.</td>
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<td>The City is not able to remove trees in the floodway without the permission of the Army Corps of Engineers.</td>
<td>If approved by IDNR, the park planning will move from concept to design. Such a design will identify which vegetation should be removed and which can be pruned (&quot;limbed up&quot;) to improve sight lines. The City will apply for any permits required and is confident it can work within regulations to execute its plan.</td>
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