Riverfront Park Extension
Public Meeting
January 6, 2016: 6 p.m.: Council Chambers
Meeting Agenda

• Introduction of Issue
• Recap of Efforts To Date
• Overview of Concept Site Plan
• Feedback
• Next Steps
Why are we here?

- City seeking to sell 5.844 acres of Riverfront Park to private developer for construction of 144 apartments
- Federal and state requirement to get approval of a replacement plan prior to land being sold
- Replacement land must be of equal (or greater) monetary and recreational value as land being lost
- City has identified two properties directly adjacent to Riverfront Park to serve as replacement:
  - 1.3 acres owned by Jim and Linda Simantel
  - 4.5 acres owned by Detweiller Playground, Inc.
Why are we here? (cont.)

Steps to LAWCON Conversion

1. Identify replacement property (done)
2. Obtain appraisals (done)
3. Develop Concept Plan (draft – seeking input)
4. Complete & publish application (done)
5. Public Hearing (January 20)
6. Comment window ends (January 25)
7. Submit to IDNR
Red – River Trail (~ 5.8 acres)
Yellow – Replacement (~8.1 acres)
Property Acquisition

City of Peoria

Detweiller Playground

Simantel
Tonight’s Goals

Yes
- Review Concept Site Plan
- Gain additional feedback on Plan
- Answer questions

No
- Debate merits of River Trail project
How did we get here?

- **Public Meetings (Nov 4 and Nov 9)**
  - Widely publicized and targeted invitations to stakeholders
  - About 30-40 attendees
  - Brainstorming about park elements, prioritization
- **On-line survey**
  - Vote on favorite park elements
  - 67 responses
- **Advisory Group Meetings (Nov 18 and Nov 23)**
  - About 10 members
  - Distill public input into design concepts
What did we hear?

- Extension of Riverfront Park – passive open space
- Thin, prune and clear scrub trees to improve river views
- Fork bike/walk path and run along river
- Provide parking and access to for the Peoria Boat Club
- Preserve boat ramp
- Walking path and observation point on breakwater
- Incorporate CSO education
- Keep all significant trees; plant native species
- Improve safety through better sight lines
Thin and Clear Trees & Plant Prairie Savana

Multi-Use Space

Fork in Bike/Walk Path & Reuse of Turntable
Parking

Boat Launch

Path to Observation Point

Thin and Clear Trees
Key Elements

- Improved sight lines and views by clearing scrub
- Extended Bike/Walk Path
  - About 1600 linear feet
  - Replaces length removed by River Trail development
- Path and observation point on breakwater
- Multi-use space of approx. 325’ x 215’ (70k sf)
- Use of boat ramp for non-motorized watercraft
- Adequate parking
### Construction

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
<td>Site Clearing / Pruning</td>
<td>$24,000</td>
</tr>
<tr>
<td>Path - Paved / 10' Wide</td>
<td>$112,420</td>
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<tr>
<td>Path - Unpaved / 10' Wide</td>
<td>$20,080</td>
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<tr>
<td>Viewing Platform</td>
<td>$25,000</td>
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<tr>
<td>Prairie Planting</td>
<td>$10,500</td>
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<td>Parking Lot - (30 Stalls)</td>
<td>$50,000</td>
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<tr>
<td>Fill Area / General Grading</td>
<td>$120,000</td>
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<tr>
<td>Misc. Site Items</td>
<td>$72,400</td>
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<tr>
<td>Design (7%)</td>
<td>$30,408</td>
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<tr>
<td>Bonds (5%)</td>
<td>$21,720</td>
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<tr>
<td>Material Testing (4%)</td>
<td>$17,376</td>
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<tr>
<td>Contractor Gen. Conditions (12%)</td>
<td>$52,128</td>
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<tr>
<td><strong>Construction Total</strong></td>
<td><strong>$556,032</strong></td>
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### Environmental

<table>
<thead>
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<th>Item</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Technical Support (i.e. update RAP, testing, etc.)</td>
<td>$15,345</td>
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<tr>
<td>Site Remediation Oversight and Documentation</td>
<td>$13,640</td>
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<tr>
<td>Remedial Action Completion Report</td>
<td>$11,820</td>
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<tr>
<td><strong>Environmental Subtotal</strong></td>
<td><strong>$40,850</strong></td>
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**Project Total** $596,882

*Source of Funds: Northside Business Park TIF, Northside Riverfront TIF*
More info at www.peoriagov.org/riverfront

Public Hearing
January 20 @ 6 p.m. Council Chambers

Written Comments
Accepted through January 25 @ 5 p.m.
riverfront@peoriagov.org