Revised and Compiled Environmental Assessment
At the request of the National Park Service (NPS), the City of Peoria has revised its “Environmental Assessment” for the proposed partial conversion of Riverfront Park in connection with the River Trail development project. The Revised and Compiled Environmental Assessment for Riverfront Park utilized NPS’ preferred template and pulled together in one document information that the City had provided across multiple documents that were made public in December 2015. The Environmental Assessment can be downloaded at www.peoriagov.org/riverfront. The documents were made available to the public (on the website and in the Office of the City Clerk) on February 3, 2017 and publicized via press release, web posting and a legal notice published in the Peoria Journal Star. The City accepted public comment on the Environmental Assessment through February 20, 2017.

Results of Public Comment Period
On Monday, February 20, 2017 at 5 p.m. the window closed for public comment on the Environmental Assessment. Below is a brief summary of the comments received:

- **Emails:** In total, the City received 44 emails to the dedicated address of riverfront@peoriagov.org from 43 different individuals. Of these emails, 23 expressed opposition to the conversion, 20 expressed support and 1 was neutral. Within this set of emails was an email from the National Park Service that contained a number of questions and points of clarification.

- **Postcards:** The City received 78 pre-printed postcards, all in opposition to the conversion. There were three separate postcards submitted, each summarizing a different set of reasons for the sender’s opposition. A total of 26 postcards concerned issues surrounding previous conversions of this LWCF project. A total of 34 postcards concern the eligibility of a segment of the proposed replacement property for LWCF conversion. A total of 18 postcards concerned issues with the proposed 6(f) map included in the EA.

- **Friends of Riverfront Park:** Friends of Riverfront Park (an Illinois nonprofit corporation) submitted a 41-page set of comments.

All public comment received before the deadline was forwarded to the Illinois Department of Natural Resources (IDNR). City staff is reviewing all comments as is staff at IDNR. The City will be preparing and submitting a “response document” that will address any substantive concerns raised during the public comment window. The City’s responses will be submitted to IDNR for review and then on the National Park Service. Either or both entities might ask further clarifying questions which may also need to be addressed. Staff’s goal is to have the response document submitted to IDNR by March 10, 2017. There is no clear time frame for resolution of the City’s request after this step.

**Appraisal Question**
The City’s certified appraiser (Neff Valuation Group) conducted an appraisal of Riverfront Park under the direction and guidance of IDNR’s state “review appraiser” in the fall of 2015. To qualify for conversion, the value of the property being converted must be equal to or less than the property identified for replacement. The appraisal was submitted to IDNR on December 14, 2015. It was certified by IDNR’s review appraiser in February 2016. Recently, the National Park Service notified IDNR that it was questioning the approach used to ascertain value, suggesting that the “part taken” approach would have been preferable to the “before and after” approach. The City and IDNR are working to understand comments provided by NPS and the departure from the past practice IDNR has used in similar conversion requests. IDNR, after consulting with NPS, will provide guidance to the City regarding required revisions to the appraisal, if any.