Riverfront Park LWCF Conversion
Public Hearing

January 20, 2016: 6 p.m.: Council Chambers
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
Key Dates in Project History

**June 2008**  Council directs staff to issue RFP for development in Riverfront Park

**2010-13**  Council approves various costs for investigation of site

**Nov. 2013**  Council creates River Trail TIF

**April 2015**  Council approves Redevelopment Agreement with River Trail Drive L.P.

**Sep. 2015**  Council approves zoning

**Nov. 2015**  Public input sessions on Concept Plan

**Dec. 2015**  IDNR documents made available
Steps to LAWCON Conversion

1. Identify replacement property (done)
2. Obtain appraisals (done)
3. Develop Concept Plan
4. Complete & publish application (done)
5. Public Hearing (January 20)
6. Comment window ends (January 25)
7. Submit to IDNR
River Trail Development & Replacement Properties

Red – River Trail (~ 5.8 acres)
Yellow – Replacement (~8.1 acres)
Approved
River Trail
Site Plan
Key Elements of Development

- Four apartment buildings with 36 units each
- 1200’ extension of Water Street from current terminus at Irving
- Construction of 27 public parking stalls
- Relocated Constitution Garden
- Relocated Volleyball Courts
Open Space Replacement Plan

- **City of Peoria** – 2.3 acres
- **Detweiller Playground** – 4.5 acres
- **Simantel** – 1.3 acres
Key Elements of Replacement Plan

- Improved sight lines and views by clearing/thinning scrub vegetation
- Extended Bike/Walk Path (~1600 feet)
- 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
<table>
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<tr>
<th>Uses</th>
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<tr>
<td>Land Acquisition</td>
<td>$200,000</td>
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<tr>
<td>Simantel</td>
<td>$225,000</td>
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<td>Detweiller Playground</td>
<td>$40,850</td>
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<td>Environmental Consulting</td>
<td>$556,032</td>
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<td>Total</td>
<td>$1,021,882</td>
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<thead>
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<tr>
<td>Land Sale Proceeds</td>
<td>$445,475</td>
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<td>$576,407</td>
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<td>Total</td>
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More info at www.peoriagov.org/riverfront

Written Comments
Accepted through January 25 @ 5 p.m.
riverfront@peoriagov.org
Or
River Trail Comments
419 Fulton, #207
Peoria, IL 61602