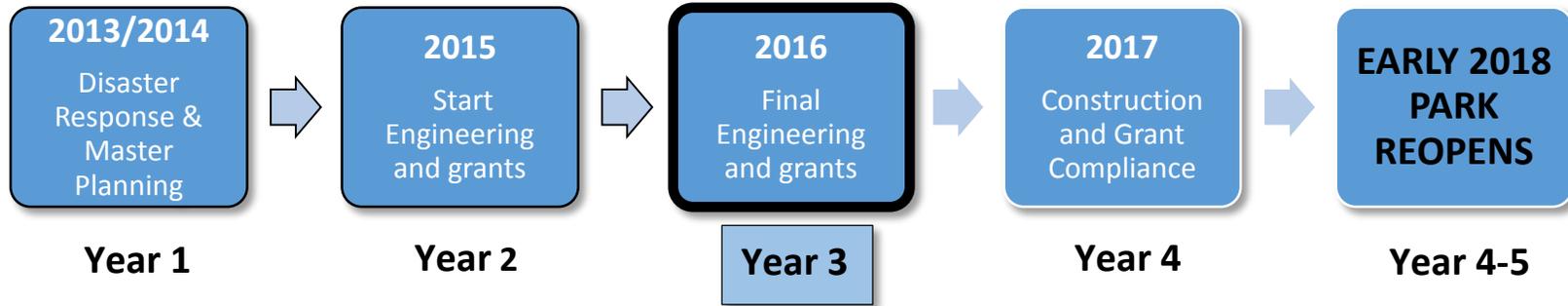


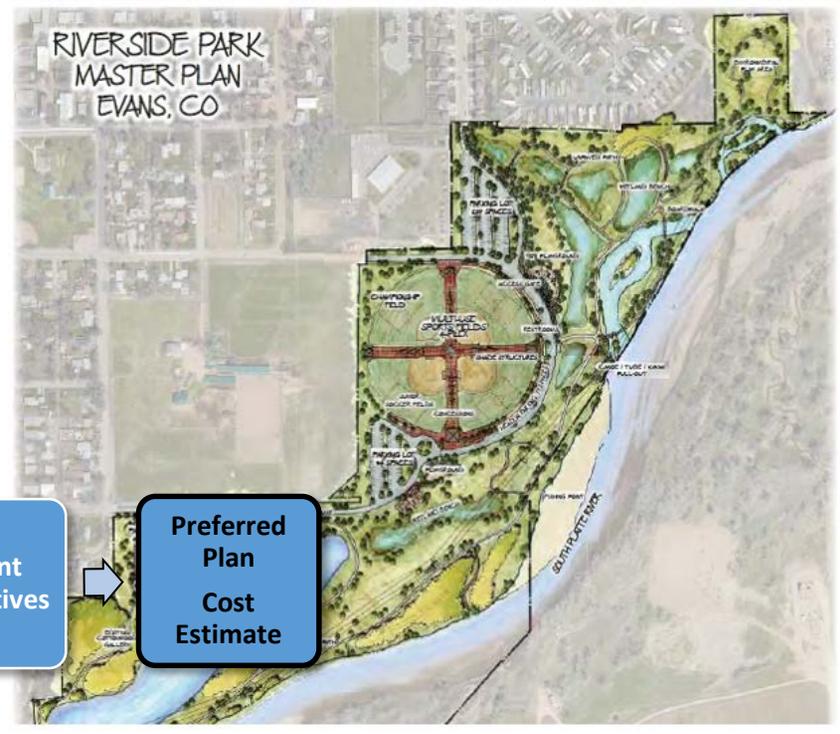
# Rebuilding Riverside Park

Riverside Park is one of the City’s greatest assets. The multi-year effort to rebuild Riverside Park has required navigating many complex planning, funding and permitting steps. Many more steps will be needed before the Park re-opens. Below is a summary of the overall timeline that will span more than four years.



## Planning: 2014

A year-long planning process was undertaken to learn how residents of Evans wanted to see the Park re-built and explore options for future uses. The location of the Park in the floodplain and debris found from an old landfill had to be studied. The year-long master planning process affirmed the desire of residents to see the Park rebuilt similar to how it was before the flood. Because of the flood risk, the master plan called for restoring the floodplain, raising valuable park improvements out of the floodplain and removing landfill debris.



**Grants: 2014-2016**

Grants will pay for most of the cost to rebuild the Park. Eight grants have been approved totaling over \$11M. This funding will only be enough for part of the cost to rebuild Riverside Park as envisioned by the Master Plan. Other grants will be applied for in the future. Most grants listed have not actually been received, the City must first go through a difficult and time consuming process to be reimbursed.

- **FEMA:** \$6.2M has been approved by FEMA to rebuild facilities, infrastructure and clean-up surface debris. \$588,377 of this is dedicated to rebuild trails. The City is required to provide a funding “match” of about \$760,000 (12.5%) to the project.
- **CDBG-DR:** \$5M was approved in mid-2015 to restore the floodplain. This grant is a special allocation of Community Development Block Grant funds from the federal government for disaster recovery. Another round of CDBG-DR funding is pending. This funding requires that low and moderate income (LMI) residents receive most of the benefit. Riverside Park is a regional facility that serves a great number of low and moderate income residents, increasing the chances of more funding.
- **GOCO:** Great Outdoors Colorado distributes state lottery revenue for recreation and open space projects. Funding was approved for the Park Master Plan (\$100,000) and to rebuild trails (\$82,240). A grant request for \$349,000 to fund shelters and landscaping was not approved in March 2016. The City can reapply to GOCO in the fall of 2016.



Riverside Park Natural Area

Riverside Park Funding Summary	
Funding Needed	\$14-16M
Funding Approved	<u>\$11.2M</u>
Shortfall	\$2.8-4.8M



Grants come with many requirements that increase the time it will take to complete the project:

- Each grant requires an application with many forms, narratives, budgets, contracting and compliance with regulations.
- Once approved, grants require competitive bidding, evaluation and contracting professional services and construction.
- Even though the City has approved funding, the City must first spend its own money, then go through a difficult process of before grant funds are received.
- CDBG-DR funding requires an Environmental Assessment and review by federal agencies to assess potential impacts on the environment and historic or archeologic resources before funds can be released.
- “Prevailing” wage rates apply to construction work which requires extensive documentation.
- The City must take affirmative efforts to encourage women and minority owned businesses to submit bids when the City advertises a request for proposals or bids for construction of professional services.



**Park Infrastructure Damage**

### **Design, Engineering and Permits: 2016**

This project will require detailed engineering, construction drawings and specifications.

- **Preliminary Engineering:** A preliminary engineering study was needed to determine if the concept in the Master Plan could be achieved with “no rise” in the 100 year floodplain. This study was completed and supported the Master Plan concept. Also, the study provided an estimate of cost to support the City’s \$5M CDBG-DR grant application.
- **Final Engineering and Design:** A team of consultants including landscape design, environmental, water and civil engineers has been assembled to design and engineer the site. This team will prepare detailed plans and specifications used to obtain permits and bids for construction.
- **Bidding and Construction:** Once plans are complete, the City will advertise for construction bids. Construction management necessitates reviewing pay requests, site inspections, negotiating change orders, and compliance with federal requirements.

*Evans Flood Unit*

March 2016

Many agencies review and regulate plans for rebuilding the Park that also adds time:

- **EPA:** Environmental Protection Agency prepared a study of the extent and nature of buried debris and to see if any hazardous material existed. The report concluded nothing was found to indicate hazardous conditions existed.
- **USACE:** United States Army Corps of Engineers has jurisdiction over the S. Platte River. Any construction work must fall under a “Nationwide Permit” or risk a more lengthy review.
- **FEMA and City:** Federal Emergency Management Agency and the City regulate work in the floodplain. A “no rise” certification to prove that the rebuilt Park will not increase the 100-year floodplain is needed and the flood boundary must be amended.
- **CDPHE:** Colorado Department of Public Health and Environment will review and approve a Waste Management Plan meeting requirements for the disposal of debris and capping of any debris remaining on the site to control contamination of water.



**Before 2013 Flood**



**After 2013 Flood**

Many other steps will be necessary to prepare for rebuilding the Park, including:

- **Gas Line:** A gas line located within the berm along the riverfront must be relocated to allow restoration of the floodplain.
- **CDOT:** Securing a permit from the Colorado Department of Transportation is needed for a new trail alignment to replace a part of the trail that washed into the river.
- **Noble Energy Parcel:** The City hopes to acquire land adjacent to the Park owned by Noble Energy for access and future use.

**Future Steps: 2016-2018**

Steps moving forward from now to re-opening of the Park are provided in the following flow chart.



### Riverside Park Timeline 2013 to March 2016

Date(s)	Event/Action	Description/Status	Outcome/Future Action	 Complete  Ongoing
September 11-30, 2013	Flood Disaster Declaration	Park closed to public	Master Planning undertaken to determine future use of the Park	
October-November 2013	Emergency Repairs	Emergency repairs to fill berm breaches and perimeter fencing to protect public from site conditions	PW funding of a study to determine if permanent repairs are feasible	
October 2013 - March 2014	Damage Assessments	City prepares flood damage assessment for park used by FEMA in preparing cost estimates for FEMA funding	Damage was so extensive, PW scope revisions needed to correct FEMA cost estimates	
January 2014	GOCO grant	\$100,000 GOCO grant to undertake new Master Plan for the Park	Master Plan contract approved to THK after competitive selection	
February 2014	EPA Study of Landfill	Detailed mapping of the extent of buried debris. No evidence of hazardous conditions found	No further action on this matter by EPA needed	
March 2014	FEMA Project Worksheets (PW)	Park and Trail repairs negotiated with FEMA - Park \$5,639,331 and Trail - \$588,377 (includes City 12.5% share)	Final PW scope revisions needed at 90% construction plans	
April 2014	Great Outdoor Colorado (GOCO) grant	\$82,240 GOCO funding of City's 12.5% of FEMA trail funding	Funds to be used to rebuild trail system	
September 2014	Volunteer Clean-up	Volunteer effort of local business and residents to clean-up part of the Park	Lake area of Park re-opens for public use	
January 2014 to February 2015	Park Master Planning	Master Plan adopted Feb 2015 - rebuild park, restore floodplain - raise facilities out of floodplain	Implementation of the plan will take at least 3 years	
October 2014	Park Team Formed	Team provides overall guidance and support	Group continues to provide guidance to rebuilding effort	
February 2015	RFP for Preliminary Engineering	City prepared scope and evaluated several competitive proposals	Entered into contract with Atkins Engineering	
May 2015	CDBG-DR Round #2 Notice of Intent (NOI) to Apply	Special federal funds for flood damage. Evans: \$5M floodplain restoration, \$4.7M park improvements, \$670,000 engineering, and local share \$700,000	NOIs are the start of a year-long funding and review process – round #3 funding will continue beyond 2013	

### Riverside Park Timeline 2013 to March 2016

Date(s)	Event/Action	Description/Status	Outcome/Future Action	 Complete  Ongoing
May 2015	Preliminary Engineering Study Completed	Preliminary grading and flood analysis completed	Restoring floodplain & raising facilities out of floodplain feasible	
June 2015	Final CDBG-DR applications	Full applications prepared for CDBG-DR funding	State evaluates over 40 applications competing for funds allocated to Weld County	
June 2015	Trail PW Revised	to account for several segments of damaged trail not Final revision	\$150,000 added to PW funding – final scope change at 90% construction plans	
July 2015	CDBG-DR Request for Information	State requested outcome analysis for funding scenarios if all or only part of the CDBG-DR funding granted	\$5M approved for floodplain restoration. Other applications considered round #3 - 2016	
July 2015	Berm Study Completed	Study determined rebuilding berms not cost effective or necessary	No further work to be done to repair berms	
July 2015	CDBG-DR #2 funds approved	City receives notice of \$5M CDBG-DR approved	Year+ long CDBG-DR funding process starts	
August 2015	CDBG-DR Next Steps Letter from State Received	Letter describing process City must follow to receive funding	Environmental Assessment must be performed – state funded	
September 2015	Park PW re-versioned to reflect Master Plan concept for use of funds	A narrative of how the City intends to use FEMA funding was prepared	Final PW scope change needed at 90% design	
September 2015	Environmental Assessment (NEPA)	No comment from tribes, USACE, USFWS still in review	Final Environmental Assessment report – now in draft form	
October 2015	Engineering and Design services	Three firms evaluated and team of THK/HDR selected	Team of THK/HDR selected	
November 2015	GOCO grant application	Application to fund restroom, shelters and landscaping for \$349,000	Not approved, reapply Fall 2016	
November 2015	Design and Engineering	Design and Engineering started. Park priorities set, monthly meetings review progress drawings	Final construction documents, specifications and permits to use in bidding project	

**Riverside Park Timeline  
2013 to March 2016**

Date(s)	Event/Action	Description/Status	Outcome/Future Action	 Complete  Ongoing
January 2016	Noble Energy Parcel	City continues discussions to acquire Noble Energy parcel adjacent to Park	Acquisition to provide space for access road, other future uses	
January 2016	Public Open House	Open house held at Evans Library to hear public comments	Comments expressing concerns regarding removal of berm	
February 2016	CDBG-DR Round 2 Milestones	Start of CDBG-DR scope, milestones	Contract for funding after EA complete	
February 2016	Gas line relocation	Discussions with gas line co. to relocate line from berm to be regraded to restore floodplain	Line moved to eastern boundary coordinate w/ new WW force main	
February 2016	CDOT Special Use Application	Special use application to rebuild trail away from river bank, out of wetlands	Grant of special use permit by CDOT	
February 2016	Solar Panel relocation	Start discussions with owner to relocate solar panels	Panels relocated or incorporated into regrading design	
March 2016	CDBG-DR Round 3 funding process	Round #3 CDBG-DR process starts	Round #3 CDBG-DR could fund more park improvements	
March 2016	Park plan progress meeting	Revised trail/road ballfield layout and grading plan reviewed - preserves most cottonwood trees and keeps road at or near height of berm to be removed	Continue progress meetings with consultant team - 60% documents May 2016	