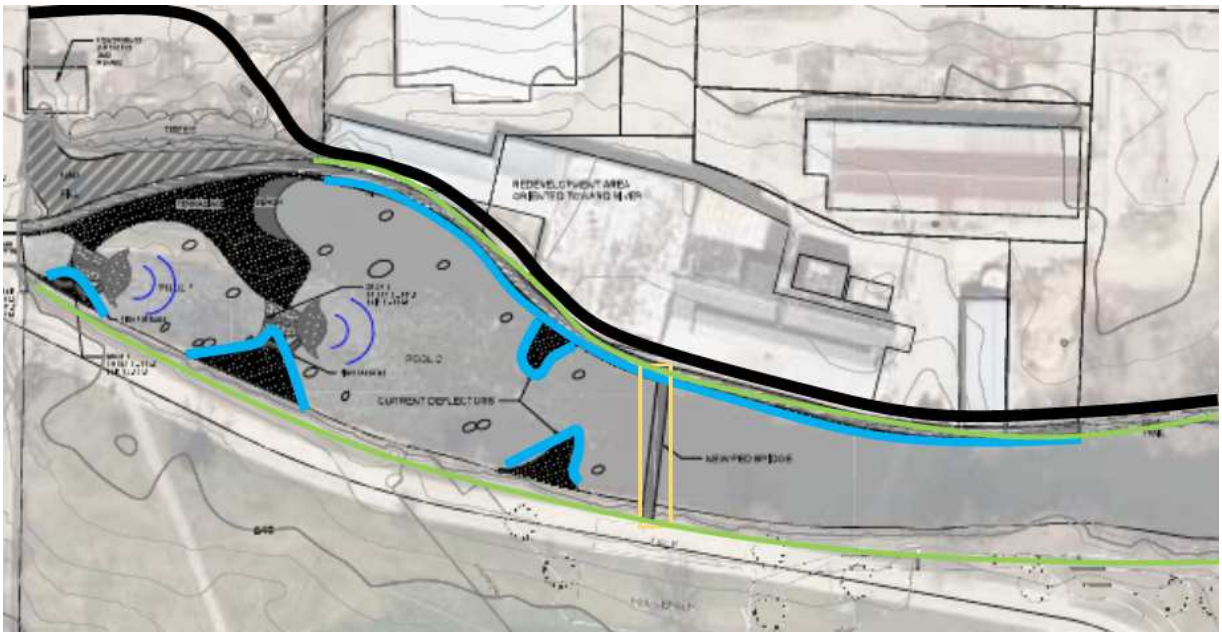
Yahara Riverfront Development

Phase I



Items

Riverwalk Trail – Northside of the River from 4th Street to 8th Street

Riverbank Restoration & Access – RDA property east to 8th Street

Native Plantings – RDA property east to 8th Street

River Access – Mandt Park

Pedestrian Bridge

Timelines

RDA Property (Riverwalk Trail and Riverbank Restoration)

June 2019 to August 2019 – RFP Preparation for Design & Engineering, and Approval

September 2019 to November 2019 – Design, Engineering & Permitting

December 2019 to January 2020 – Bid Process and Approval for Construction

March 2020 to October 2020 – Construction

East of RDA Property & Mandt Park (Trail, River Access & Native Plantings)

October 2019 to December 2019 – RFP Preparation for Design & Engineering, and Approval

January 2020 to July 2020 – Design, Engineering & Permitting

September 2020 to December 2020 - Bid Process and Approval for Construction

March 2021 to October 2021 – Construction

Pedestrian Bridge

October 2019 to December 2019 – RFP Preparation for Design & Engineering, and Approval

January 2020 to July 2020 – Design, Engineering & Permitting

September 2020 to December 2020 - Bid Process and Approval

March 2021 to October 2021 – Construction

Phase II

Items

Riverwalk Trail – Northside of the River from 4th Street to Water Street

Riverbank and/or River Restoration – Upstream of 4th Street downstream to RDA property.

Timeline for Engineering, Permits, and Grants

January 2019 to April 2019 - RFP Preparation for Sediment Sampling & Bathymetric Survey, and Approval

June & July 2019 - Sediment Sampling & Bathymetric Survey

April 2019 to May 2019 - RFP Preparation for Hydraulic and Hydrological Analyses, and 60% Preliminary Design for Whitewater Park

July 2019 to September 2019 - Hydraulic and Hydrological Analyses, and 60% Preliminary Design for Whitewater Park

September 2019 - Public Informational Meeting

September 2019 to March 2020 - ACOE 404 Permit, WDNR Permits

April 30, 2020 - Municipal Dam Program Grant Application

May 1, 2020 - WDNR Stewardship Fund Grant Application

January 2020 to July 2021 - Final Design & Engineering Whitewater Park

September 2021 to December 2021 - Bid Process and Approval for Construction

March 2022 to October 2022 – Whitewater Park Construction, Riverbank Restoration (powerhouse area and west of 4th St), Trail Construction (west of 4th St)

Why is order important???

8-STAGE MODEL OF REAL ESTATE DEVELOPMENT

1) Market Feasibility
2) Site Analysis
3) Financial Feasibility & Gap Analysis
4) Financing and Incentive Options
5) Business Plan (Public Projects)
6) Political Leadership/Financial Approval
7) Developer RFQ/P Process + Development Agreement
8) Final Design, Budgeting, Funding