



EWEB RIVERFRONT MASTER PLAN PROJECT ASSUMPTIONS

The Project Assumptions will help focus the EWEB Riverfront Master Plan on achievable goals. Project interviews, research and the collective wisdom of the Community Advisory Team (CAT) and community at large will continue to inform the adoption of specific assumptions. This is a draft, working document. It will continue to evolve with additional input from the CAT, EWEB Board of Commissioners and public.

PHYSICAL AND POLICY-BASED SITE ASSUMPTIONS

The physical condition of the existing EWEB site and adjacent land is a limiting factor for the master plan. Many of these assumptions are considered immovable/accepted conditions. However, some of these limiting conditions may be moveable, meaning they must remain as functions or features, but can be relocated on or off the site. Some of the limits are considered removable or adaptable. As a whole, the project assumptions include known physical limitations and assumptions based on existing policies and project research.

Immovable / Accepted Conditions

Some of the site conditions are accepted as is and are immovable. This may be because they are outside the control of the project, they serve an important public function, they are associated with larger natural conditions, or removal/relocation would result in exorbitant costs. These are project “givens.”

- The EWEB Riverfront Master Plan addresses the approximately 27 acres of downtown riverfront property currently owned by EWEB.
- Current location and use of Union Pacific Railroad tracks is beyond the control of the project.
- There will be at most one at-grade crossing to the EWEB site from the 6th Ave/Hilyard St Connector.
- Bedrock geology underlying the site cannot substantially change.
- EWEB Headquarters, Plaza and subsurface structure will remain. The necessary parking will be accommodated while these uses remain on site.
- The buried 42” water main running under the river and through the site will remain.
- Ferry Street Bridge structure, viaduct columns and the existing ramps connecting to adjacent streets will remain in the current location. Additional connections to the bridge may be explored.
- Electrical substation adjacent to the Steam Plant will remain for the foreseeable future.
- The water intake adjacent to the Steam Plant will remain.



- Riverfront bike path will remain connected, continuous and publicly accessible.
- A continuous strip of river edge, the size and shape of which will be determined in the master plan, will remain publicly accessible.
- The overhead power lines crossing the river and the steel tower supporting these power lines will remain.
- The 1.5-acre former coal-gasification site at the east end of the EWEB property and its subsurface conditions will remain in EWEB ownership for the foreseeable future. The site will be capped but could be used for parking or open space.
- The public right-of-way connection to the Riverfront Research Park must be maintained.

Moveable Conditions

The following moveable conditions may also inform the master plan. Some of these site conditions could be altered or moved in response to master plan scenarios. Significant cost may be incurred, but they are conditions that are likely to be significant factors in the master plan outcome.

- Overhead power lines running from the steel tower to the substation could possibly be buried.
- Overhead power lines running along the railroad and along the Ferry Street Bridge can be buried.
- River bank will remain reinforced for resistance to flood, but can be manipulated and moved within the limits of the remaining buildings, bike path, utility structures and bedrock geology.
- Large stormwater pipe collecting water from downtown could be redirected to no longer feed into the 60" stormwater pipe that crosses the EWEB site.
- The 60" stormwater and Millrace pipe enters the EWEB site near Mill Street and 6th Avenue. The on-site portion of this pipe could be relocated or daylighted.
- The current at-grade railroad crossing is at 6th Avenue and Hilyard Street can be moved.

Adaptable / Removable Conditions

Some of the site conditions could be significantly altered to suit the master plan. Some functions or physical elements can be removed from the site.

- While historic and civic value varies among them, all other existing buildings are considered "adaptable / removable" conditions as their potential for reuse is currently unknown.
- Steam Plant structure can be significantly altered and/or upgraded, but the original character of the building should remain.