

EXISTING UHT STRUCTURES	POTENTIAL USES	PARK IMPACT	REGULATORY	COST/FEASIBILITY	ENVIRONMENTAL IMPACT
<i>Structures have been sorted into general categories with basic options identified for treatment.</i>	<i>Specific ideas and uses that might fit into this option.</i>	<i>How does this option impact park use, views, circulation, etc?</i>	<i>How would this option impact State Historic Preservation Organization and Heritage Preservation Commission reviews? What does the project team need to consider?</i>	<i>Estimated costs for improvements</i>	<i>Are there major impacts to the teams ability to manage stormwater, create habitat, address soil and water quality, etc?</i>
Full removal of any structure	Allows for full park design options	Removes structures	Removal will require documentation and interpretation (does not meet rehabilitation standards). Full removal without some onsite interpretation will not likely be permitted.	varies	Generally allows more area for stormwater management and habitat restoration or other similar uses.
DOMES					
Indoor conditioned use (heat, air, fire suppression)	Year round indoor space such as staffed park building, roller derby, artist studio, planetarium, restaurant.	Domes limit views to the river and through the park. Domes restrict circulation through the site. Domes take up potential active/passive recreation space.	Reuse of structure will have minimal impact on historic reviews (meets rehabilitation standards)	Est. \$3.5 - \$4.0 Million per dome. Rehab costs would create a usable building shell, but do not include costs to fully build out space. Additional costs will be \$200 - \$1000+ per square foot.	Quantity and size of Domes reduces amount of land available for stormwater or habitat restoration.
Non-conditioned (no heat, air condition, minimal upgrades, etc)	Three-season indoor space such as seasonal park use, storage	Domes limit views to the river and through the park. Domes restrict circulation through the site. Domes take up potential active/passive recreation space.	Reuse of structure will have minimal impact on historic reviews (meets rehabilitation standards)	Est. \$1.4 - \$2.1 Million. per dome. Rehab costs would create a usable building shell, but do not include costs to fully build out space. Additional costs will be \$100 - \$300+ per square foot.	Quantity and size of Domes reduces amount of land available for stormwater or habitat restoration.
Partial use - maintain portions of dome or footprint	Maintain half of dome, or bottom of dome to create semi-enclosed recreation area, use walls for art, interpret existing footprint. It is structurally possible to maintain a portion of a dome but the resulting shape may need significant work.	Opens views to river and potentially improves circulation on the site	Partial removal of structures will require documentation and interpretation (does not meet treatment standards).	Est. \$750k - \$1.6 million per dome. Rehab costs would remove structures and allow an outdoor park feature to be put into place, but do not include costs of the park features(s). Additional costs will be \$100 - \$500+ per square foot.	Partial use allows more area for potential stormwater or habitat restoration.
Rebuild or dome interpretation	Rebuild dome with different materials such as a geodome, or open air structure with a dome form. Rebuilding in place of existing domes will highly on what is proposed and will need further study.	Could open views to river and potentially improve circulation on the site	Rebuild of structures will require documentation and interpretation (does not meet treatment standards).	Est. \$1.5 - \$4+ million per dome. Costs include removing structure, but rebuild could vary widely depending on what is proposed.	Partial use may allow more area for potential stormwater or habitat restoration. Glass such as a geodome may need additional funds to make the surfaces detectable to birds.
RED GRAIN ELEVATOR					
Reuse as much of the structure as possible	Vertical stairway to a river overlook. Would likely need an elevator or lift feasibility to be determined and may need a separate structural system.	Current location moderately limits views to the river. Current structures creates some physical barriers to circulation in the Park. Elevator is highly visible and can serve as a vertical marker for the park.	Reuse of structure will have minimal impact on historic reviews (meets rehabilitation standards).	Est. \$75k - \$150k for basic rehabilitation of the structure. Cost to create an overlook or other usable areas would be significant additional. (\$200k - \$500k)	Reduces amount of land available for stormwater or habitat. Long term deterioration of structure may contaminate soil (metal leaching into soil).
Remove some structure and reuse remaining structure	Create overlooks or play on lower areas, hang lighting or other structures.	Partial removal will open views to River from Parkway. Some limitations to pedestrian circulation.	Removal of some of the structure will require documentation and interpretation (does not meet treatment standards).	Est. \$75k - \$150k combination of basic rehab and removal. Cost to create a park amenity, such as a play structure, would be additional.	Reduces amount of land available for stormwater or habitat.
Remove and repurpose materials from structure for park amenities	(benches, lighting standards, architectural elements).	Opens up circulation and views within the Park.	Removal of structure (even for adaptive reuse of materials) will require documentation and interpretation (does not meet treatment standards).	Est. \$50 - \$150k for removal. Cost to create a park amenity from pieces would be additional.	Partial use allows more area for potential stormwater or habitat restoration.
(4) GRAIN ELEVATORS					
Indoor conditioned use (heat, air, fire suppression)	Staff space, restrooms, rentals space.	Current location limits views to River from Parkway. Current structures creates some physical barriers to circulation in the Park.	Reuse of structure will have minimal impact on historic reviews (meets rehabilitation standards).	Est. \$500 - \$700k per elevator. Rehab costs would create a usable building shell, but do not include costs to fully build out space. Additional costs will be \$200 - \$1000+ per square foot.	Reduces amount of land available for stormwater or habitat. Long term deterioration of structure may contaminate soil (metal leaching into soil).
Non-conditioned (no heat, air condition, minimal upgrades, etc)	Storage, vertical stairway, art canvas, hang lighting, playground.	Partial removal will open views to River from Parkway. Some limitations to pedestrian circulation.	Removal of some of the structure will require documentation and interpretation (meets rehabilitation standards).	Est. \$300k - \$450k per elevator. Rehab costs would prepare elevators for basic reuse, but do not include costs to fully build out space. Additional costs will be \$100 - \$300+ per square foot.	Reduces amount of land available for stormwater or habitat. Long term deterioration of structure may contaminate soil (metal leaching into soil).
Partial use - maintain portions of grain elevators or footprint	Climbing walls, stormwater storage, vertical plantings, interpret existing footprint to create smaller spaces, etc.	Opens up circulation and views within the Park.	Removal of structure (even for adaptive reuse of materials) will require documentation and interpretation (does not meet treatment standards)	Est. \$700 - \$1.2 million	Partial use allows more area for potential stormwater or habitat restoration.
Overhead Conveyors					
Reuse	Access to conveyors to create walkways/overlooks.	Current location limits views to River from Parkway. Current structures creates some physical barriers to circulation in the Park.	Reuse of structure will have minimal impact on historic reviews (meets rehabilitation standards).	Est. \$100k - \$125k to rehab, remove parts, and stabilize conveyors. Significant additional costs to create amenities such as an accessible walking surface, railings, etc.	Limited impact on environmental conditions. Conveyors may need further testing to verify any concerns about contaminants.
Structural repurpose	Add structures to allow people to hang/climb (ropes, playground, swings, zipline etc), create shade canopies, lighting or public art.	Partial removal will open views to River from Parkway. Some limitations to pedestrian circulation.	Removal of some of the structure will require documentation and interpretation (does not meet treatment standards).	Est. \$80k - \$100k to rehab, remove parts, and stabilize conveyors. Additional costs to hang features from structures would generally be less than aerial walkways etc.	Limited impact on environmental conditions. Conveyors may need further testing to verify any concerns about contaminants.
Remove and repurpose materials for park amenities	benches, lighting standards, architectural elements	Opens up circulation and views within the Park.	Removal of structure (even for adaptive reuse of materials) will require documentation and interpretation (does not meet treatment standards).	Est. \$100k - \$125k to rehab, remove parts, and stabilize conveyors. Additional costs to create new features would vary widely.	Limited impact on environmental conditions. Conveyors may need further testing to verify any concerns about contaminants.
RIVER WALL (Dock #1 - 202' long, Dock #2 205' long, 604' shoreline riverwall and storm sewer outfall wall)					
Maintain riverwall	Walkway overlooking river, barge docs provide overlook areas.	Limits direct physical access to river, but allows people to stand right above the river. Maximizes flat park space.	Maintaining Riverwall structure will not require historic reviews (meets preservation standards).	Est. \$1.0 - \$1.4 million for necessary improvements/upgrades for immediate use, including railings.	Limits ability to create habitat directly adjacent to River.
Remove portions of wall and replace with either terraces or restored natural shoreline	May reinterpret portions of wall, opportunity to reuse portions of wall onsite.	Allows for more potential direct river access in some areas, may preserve overlooks and viewing areas in others.	Removal of some of the structure will require documentation and interpretation (does not meet treatment standards).	Upwards of Est. \$2.7 - \$3.5 million depending on the amount of riverwall removed. Additional cost would be required to create a new built feature, such as terraces to the river.	Contaminated soil behind wall would have to be removed and taken off-site. Any new soil would have to be imported to reconstruct the slope. Significant Army Corps of Engineers (ACOE) and DNR permitting.
Remove entire riverwall and replace with terraces or restored natural shoreline	Opportunity to reuse riverwall materials onsite	Direct river access but considerable amount of park would be devoted to restored riverfront.	Removal of Riverwall will require documentation and interpretation (does not meet treatment standards).	Upwards of Est. \$4.0 - \$5.0 million to remove and restore the shoreline. Additional cost would be required to create a new built feature, such as terraces to the river.	Contaminated soil behind wall would have to be removed and taken off-site. Any new soil would have to be imported to reconstruct the slope. Significant ACOE and DNR permitting. Restored riverfront has ecological benefits.
RIVER STRUCTURES					
Upgrade Mooring Cells (named A, B, C, North)	Opportunity to create boat docks or fishing piers. Could also serve as a mooring site for a barge (restaurant, swimming pool, amenity space).	Allows for improved access to recreational amenities along the River. Allows for boat access to the Park.	Maintaining structures will not require historic reviews (meets rehabilitation standards).	Est. \$600k - \$800k for all mooring cells	No impacts
Remove Mooring Cells	Adaptive reuse of materials.	Removal likely limits additional access to River.	Removing structures will require historic reviews (does not meet treatment standards).	Est. \$1.2 - \$1.5 million for all mooring cells	Unknown impacts