

Allegheny Riverfront Vision Plan



ECOLOGY

Cahill Associates/CH2M Hill
Viridian Landscape Studio
Continental Conservation

URBAN FORM

Perkins Eastman

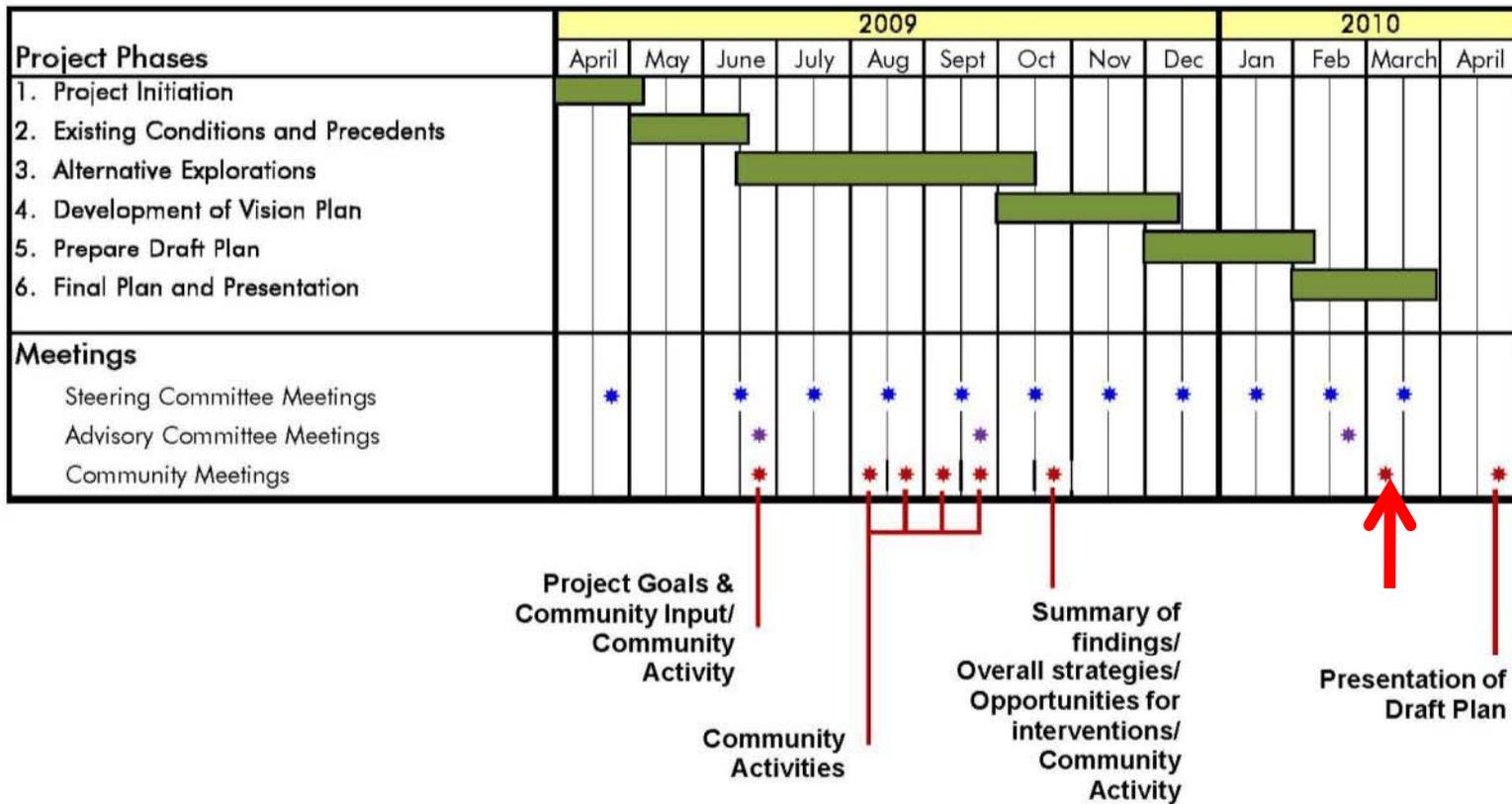
CONNECTIONS

Trans Associates
Clear View Strategies

MARKET

GSP Consulting

Project Schedule



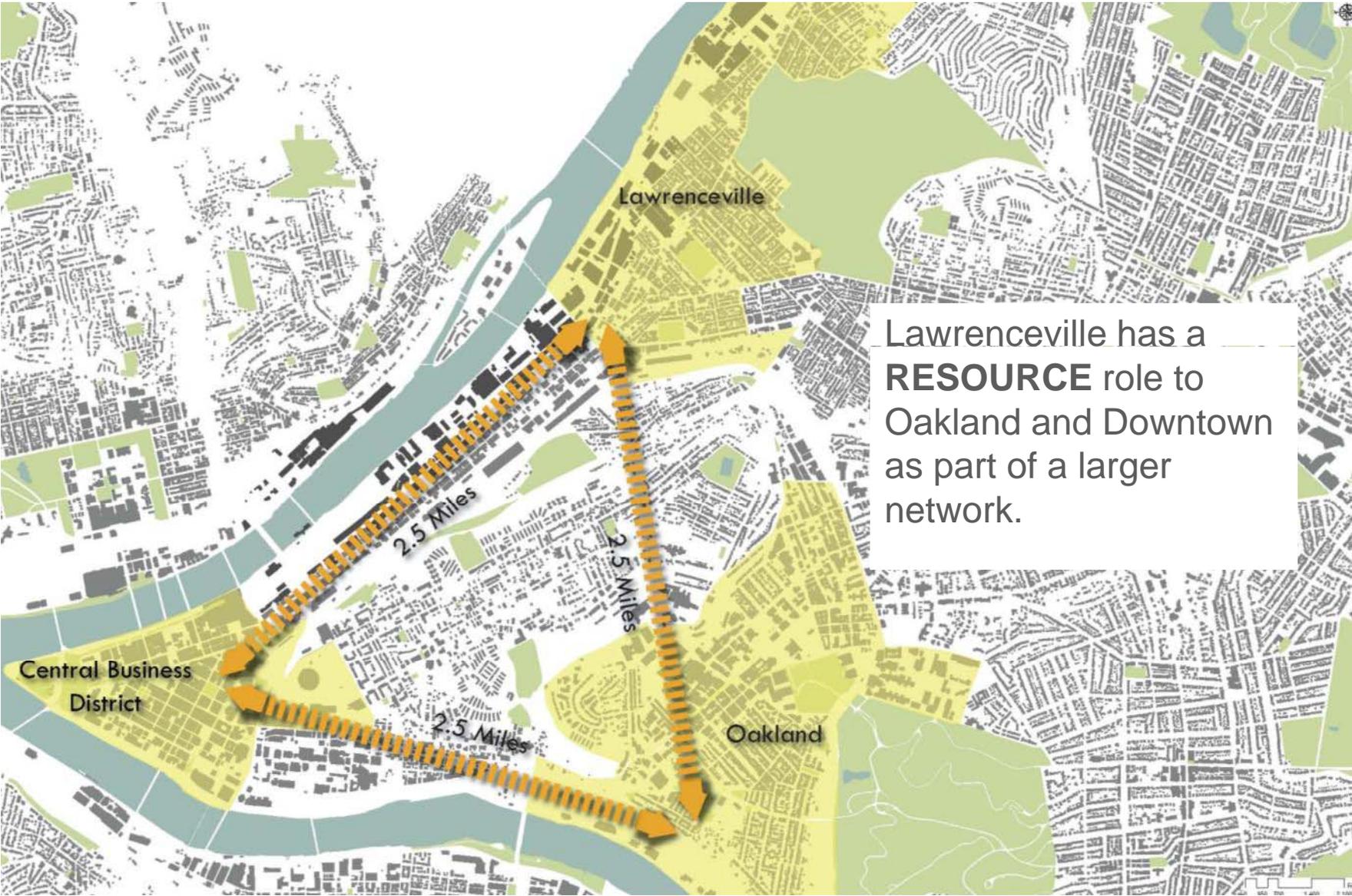
What's happened since the last Community Meeting 2

- Steering Committee Meetings – Monthly
- Advisory Committee Meeting – January

- NITS Board Meeting – November
- Lawrenceville Design Community – February
- AVRR Briefing – February

Draft Vision Plan Community Meeting 4 – April

The New Golden Triangle



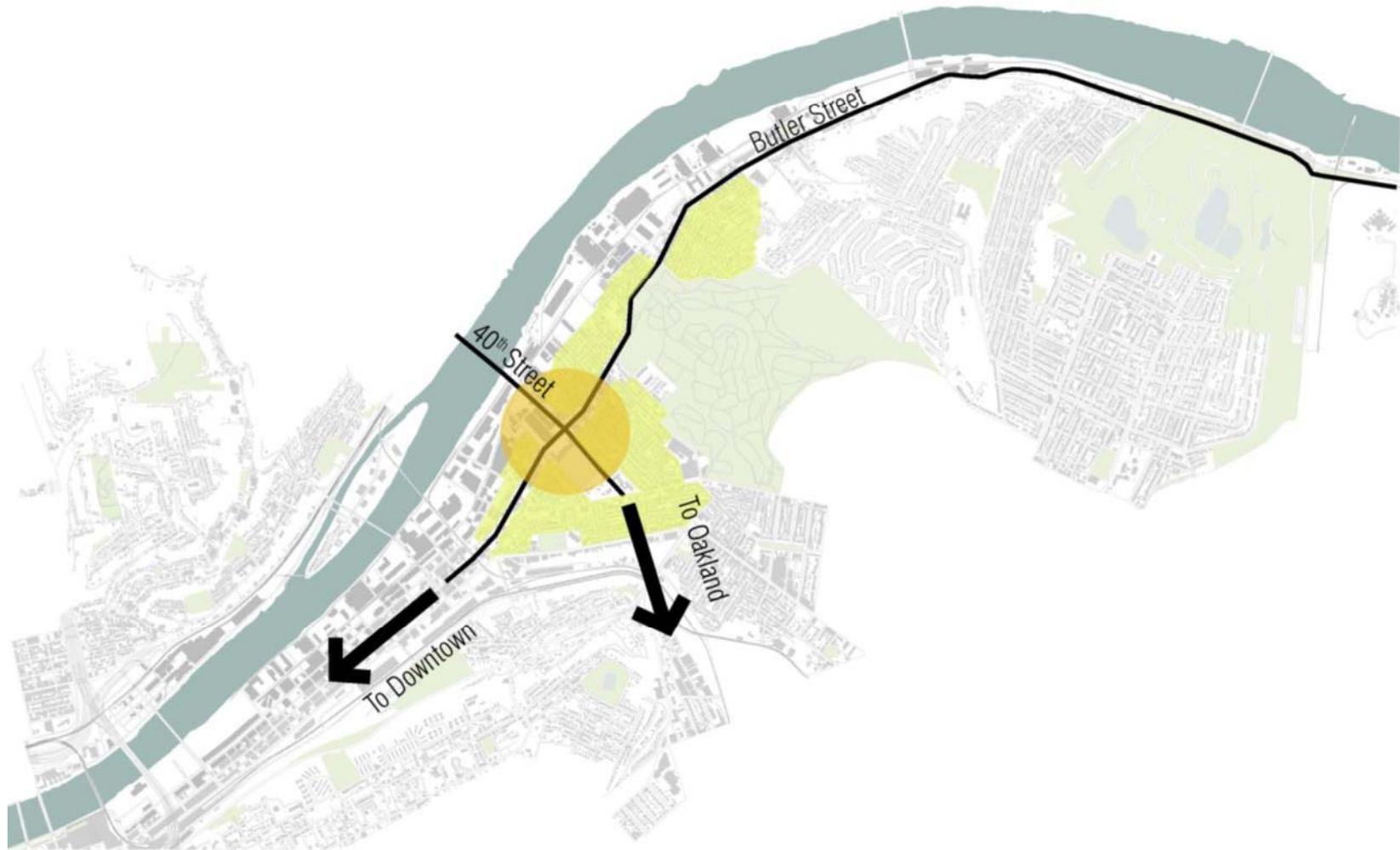
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Butler St. and 40th St. as Center of Lawrenceville



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Transformative Areas

 Transformative Areas



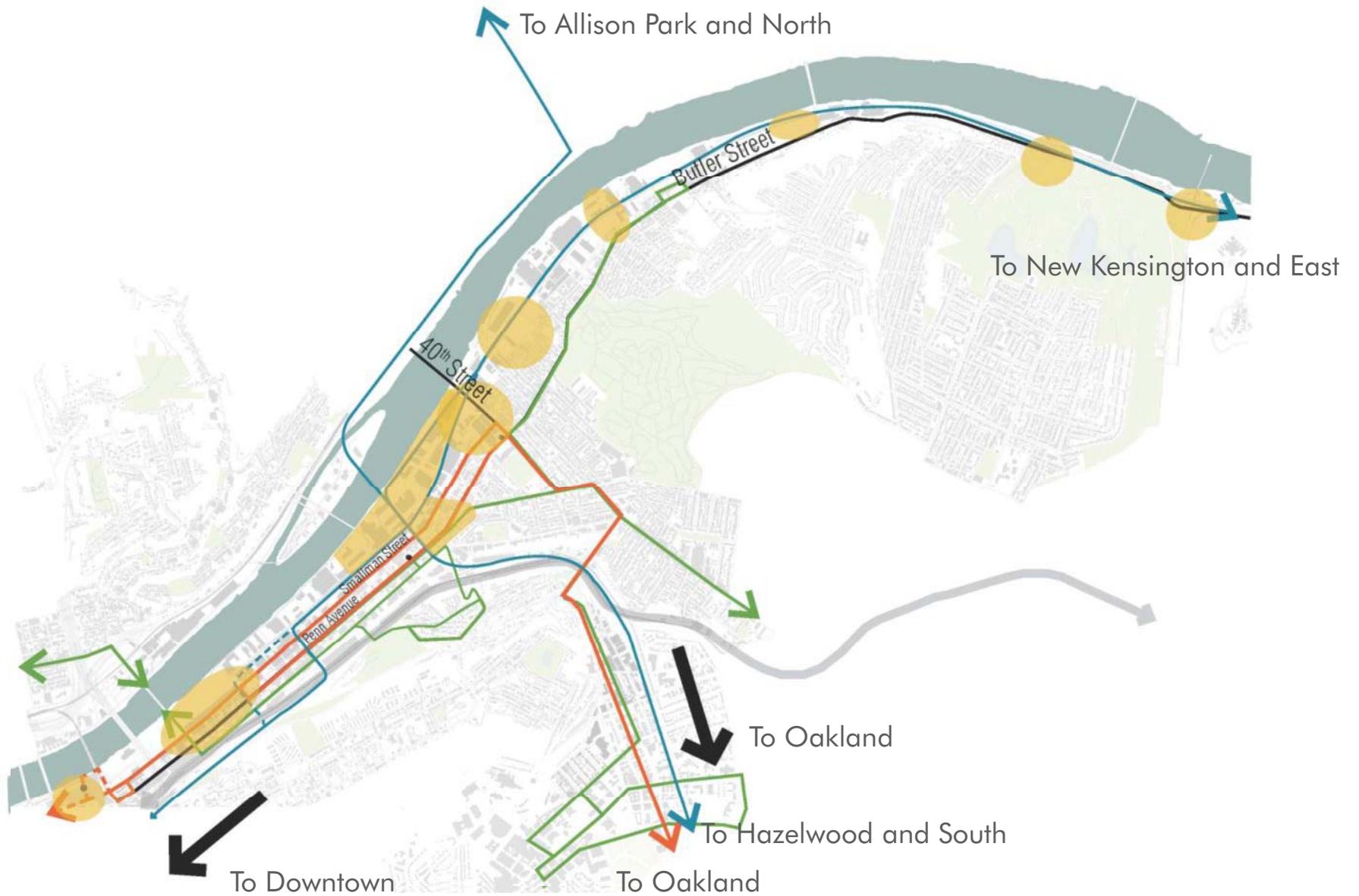
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Connections Framework



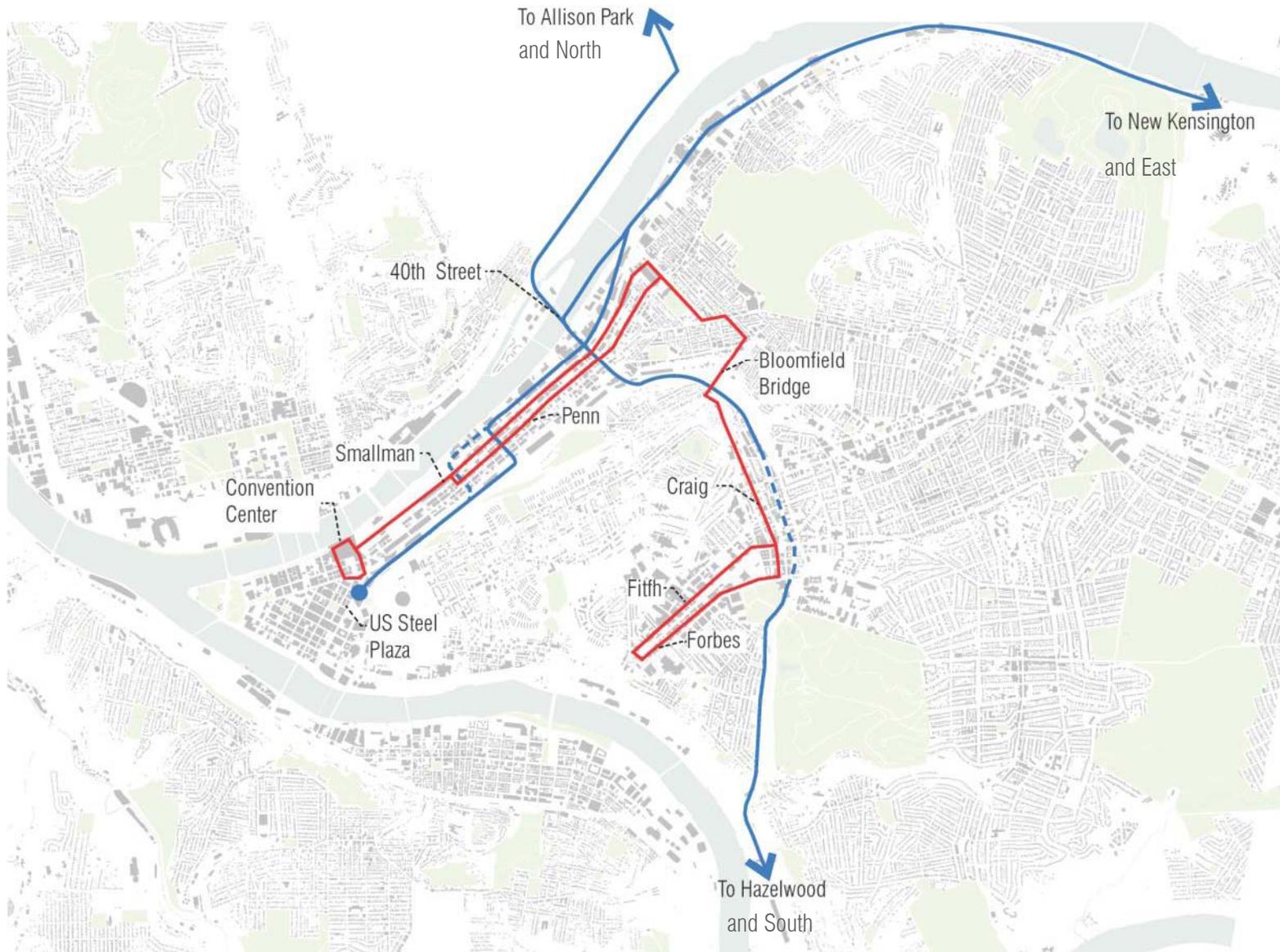
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Lawrenceville Proposed Transit System Connections



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AVRR Light Rail Commuter



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Trolley Circulator



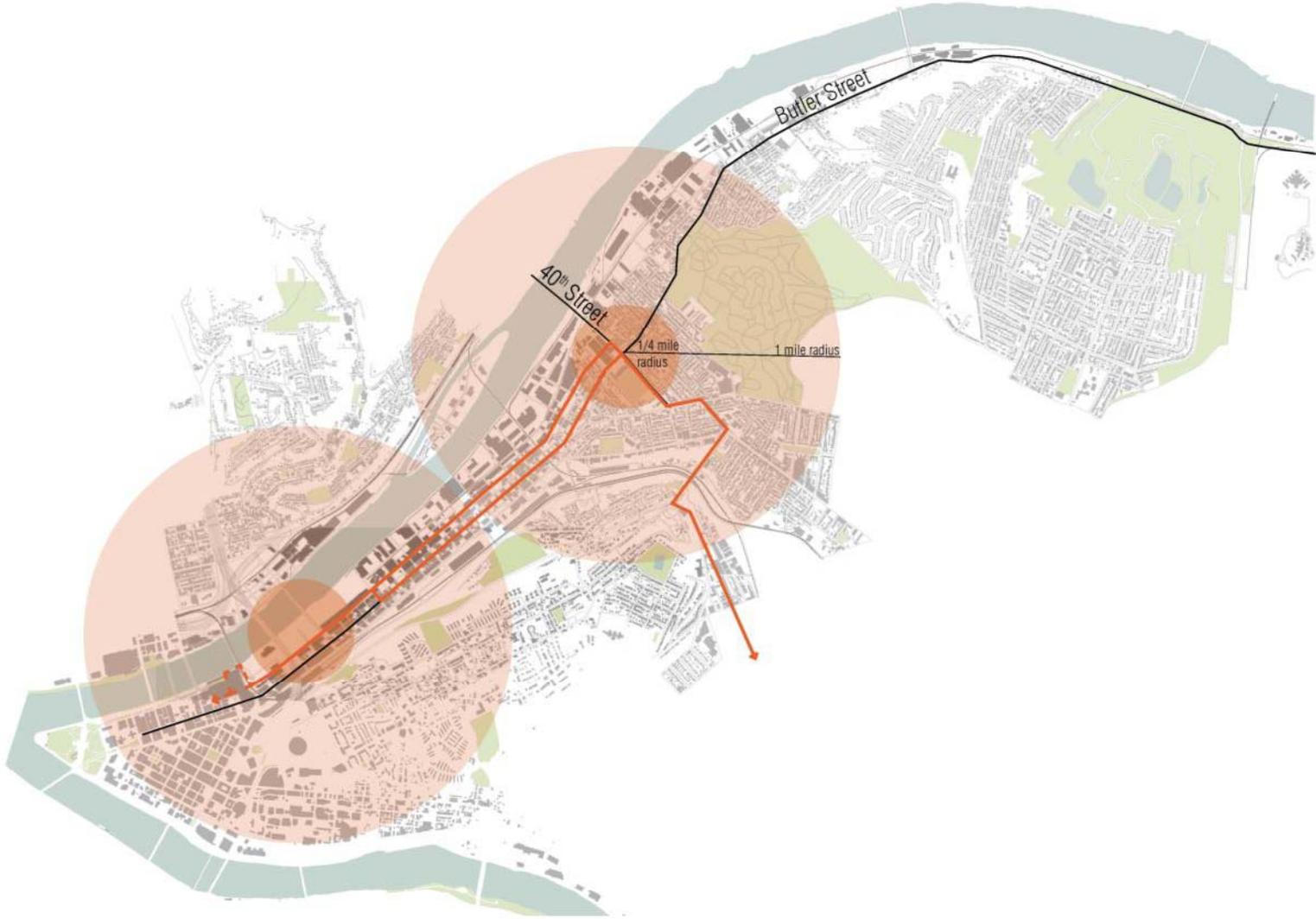
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Transit Oriented Development (TOD) Sites



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Ecological Framework



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How can we restore the hydrologic cycle

and create a healthy river

while redeveloping our riverfront?

- By taking a portion of the built land surfaces and integrating stormwater management (via green infrastructure) within the features. (i.e. infiltration)
- By incorporating vegetative elements into our stormwater management techniques (i.e. evapotranspiration)

Ecological Metrics:

- Provide a surface area equal to 20% of built surfaces for storm water management (i.e. green infrastructure)
- Apply an urban tree canopy cover goal of 40% over entire development area

Goal: Capture all storm water from 1" and smaller storms and return it, cleansed, directly into the river.

What is Urban Tree Canopy Cover?



The site area has a very limited tree canopy cover when compared to adjacent neighborhoods.

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What is Urban Tree Canopy Cover?

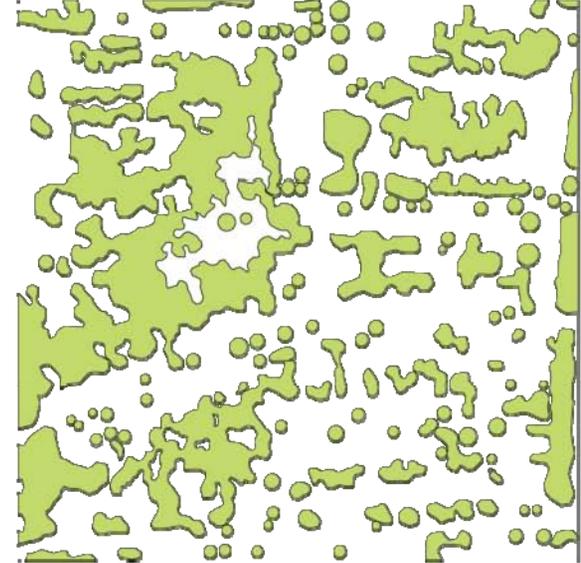
Existing Squirrel Hill Neighborhood In Pittsburgh



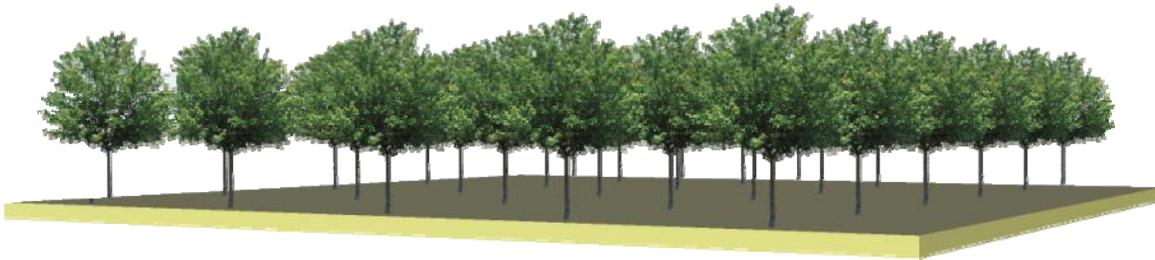
Total Area 66 acres (same as Strip District scheme)



Existing Tree Cover

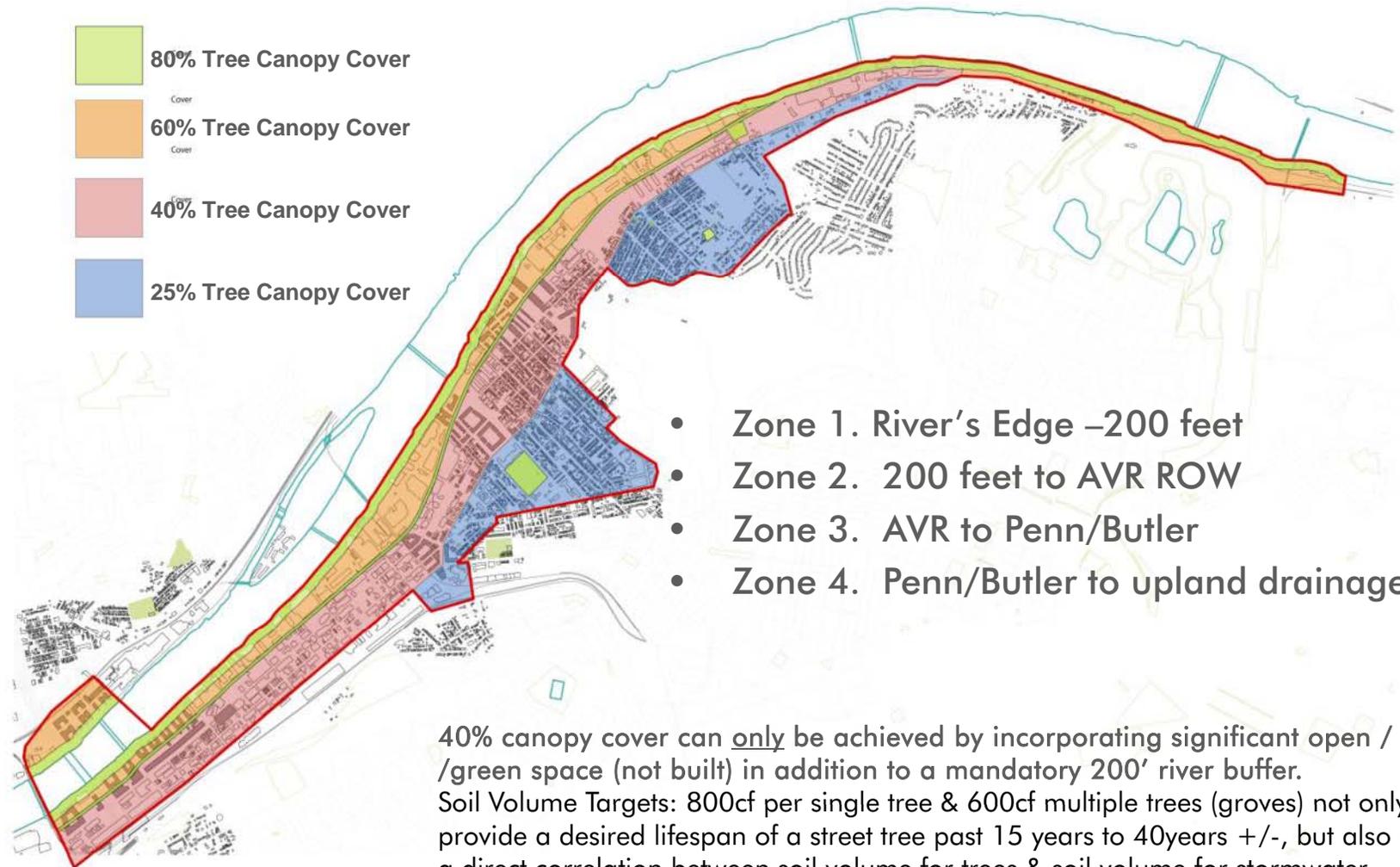


~28 Acre Canopy Coverage=
>40% Cover



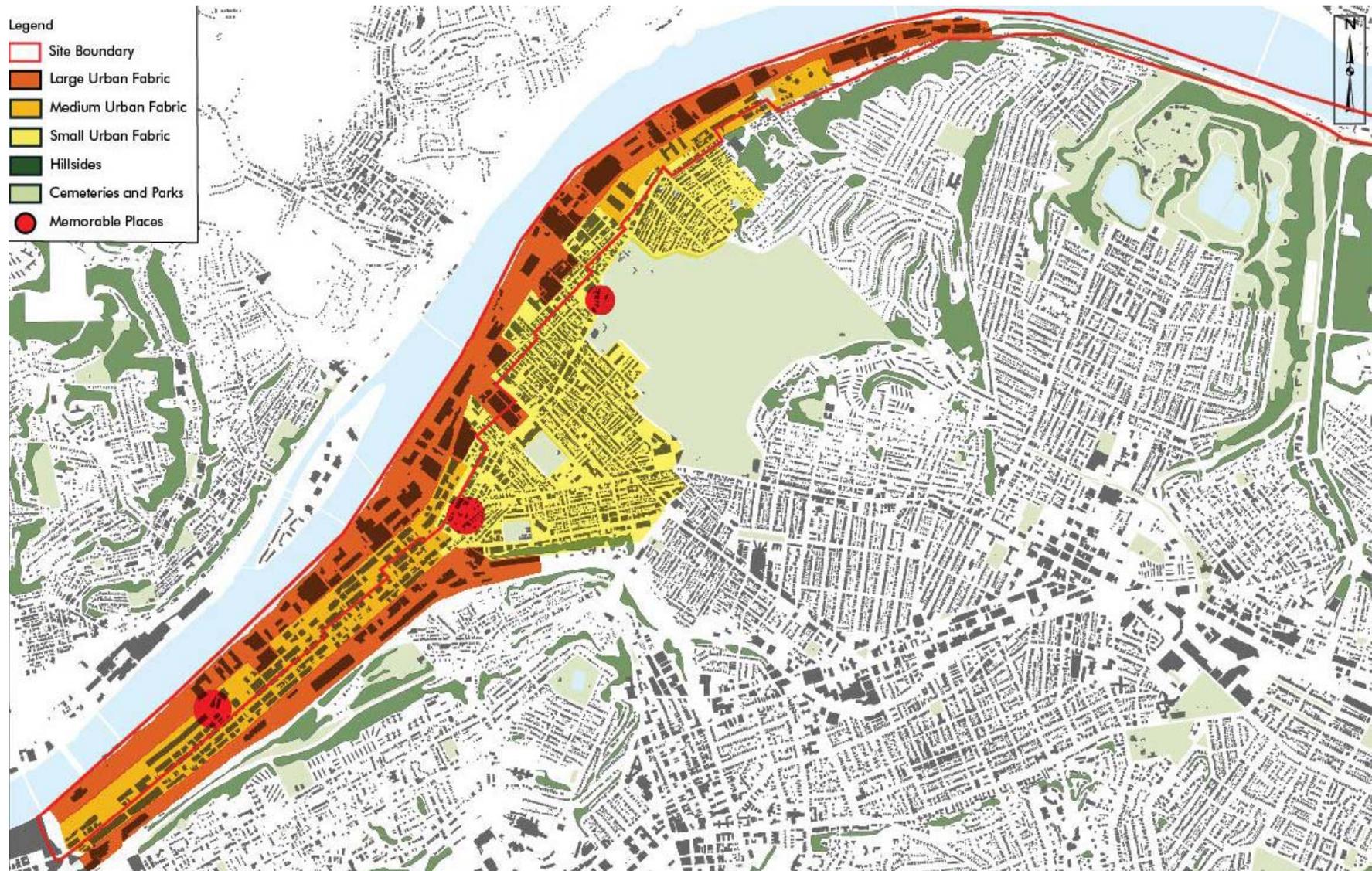
***Canopy cover represents green leaf cover as measured from a high-resolution aerial. A 40% canopy coverage does not mean 40% of the marketable area is utilized for tree plantings but rather that 40% of the development area will be covered by an elevated canopy after 20 years.

Apply an urban tree canopy cover goal of 40% over entire development area

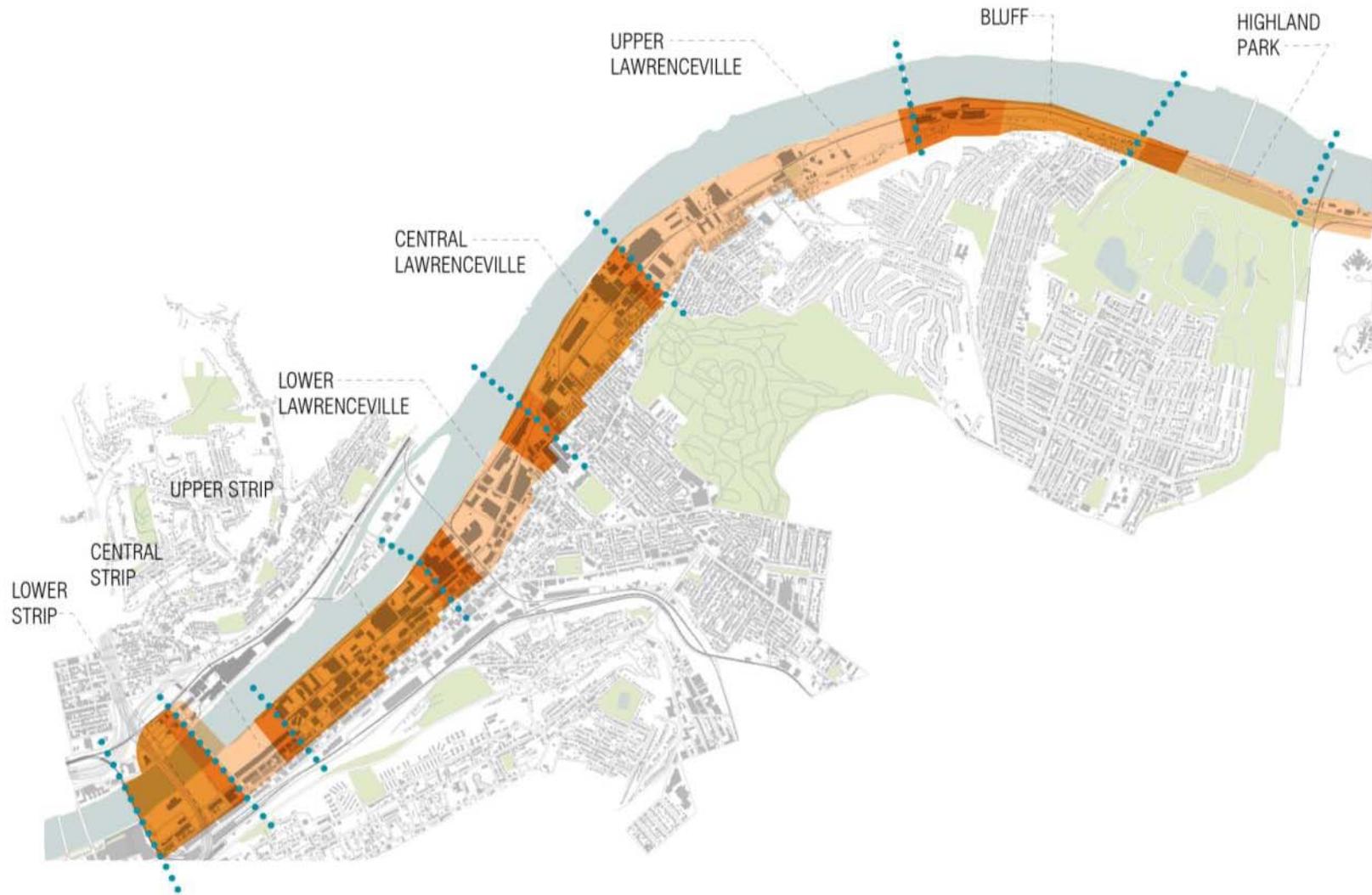


40% canopy cover can only be achieved by incorporating significant open / park /green space (not built) in addition to a mandatory 200' river buffer. Soil Volume Targets: 800cf per single tree & 600cf multiple trees (groves) not only provide a desired lifespan of a street tree past 15 years to 40years +/-, but also create a direct correlation between soil volume for trees & soil volume for stormwater management.

Built Form Situation: Fabric and Scale



Urban Form Framework



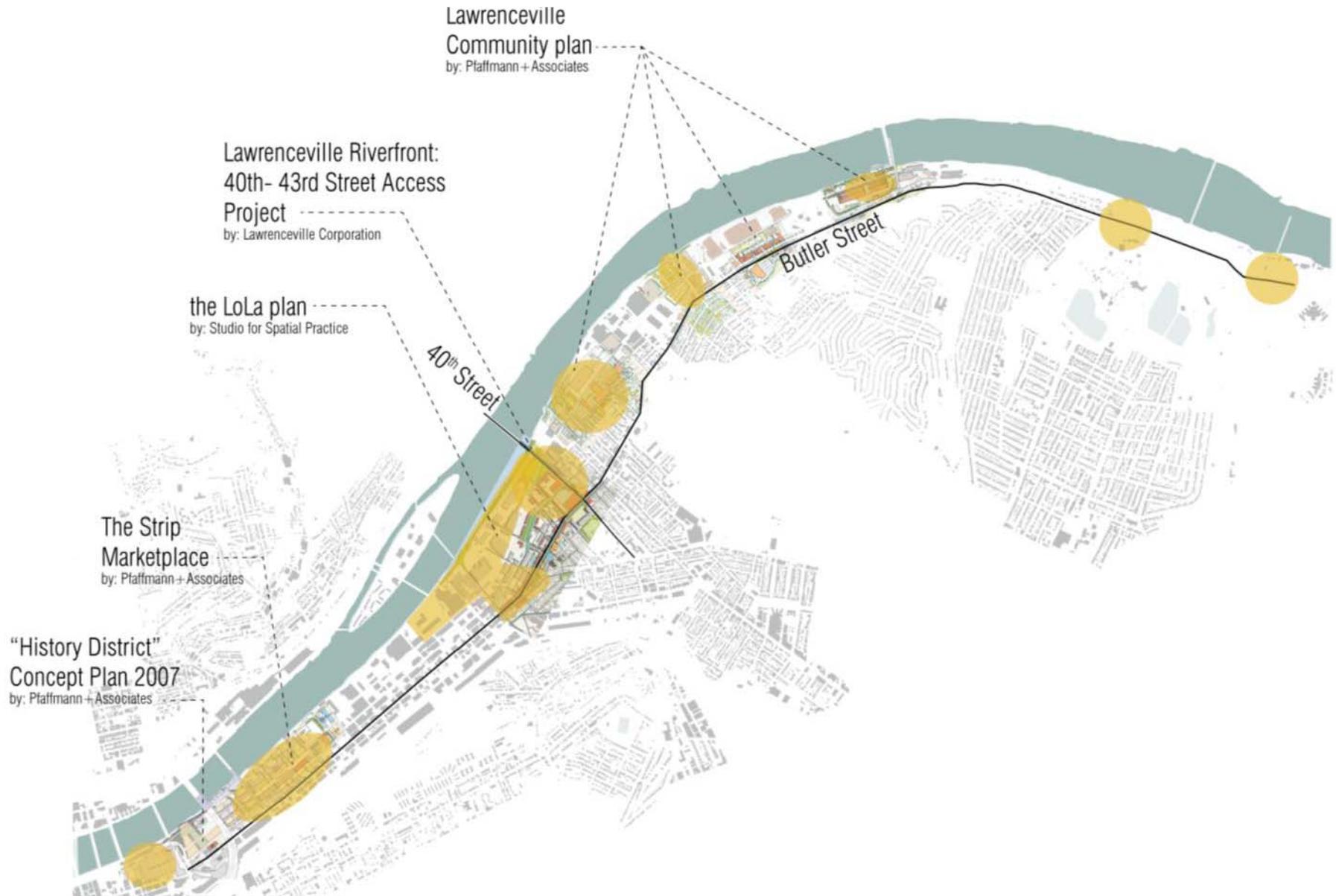
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Urban Form Framework



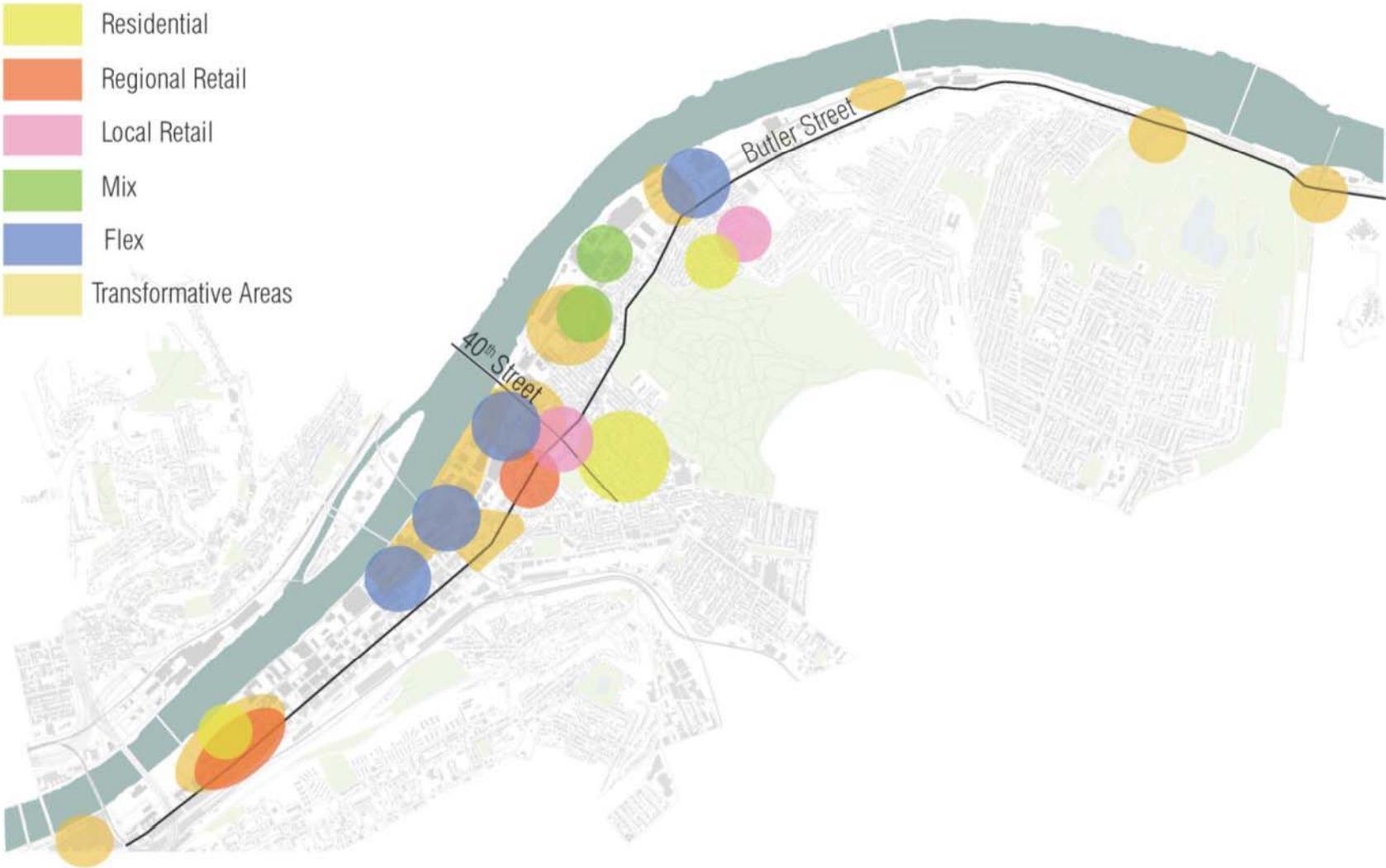
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Market Opportunities



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How to Gauge Success:

- Establish baselines or benchmark metrics of existing conditions
- Develop goals measured by metrics
- Use metrics to both test scenarios and measure success

Metrics

- **Ecology:** Stormwater management and green infrastructure
- **Urban Form:** Building size, scale and square footage requirements
- **Transit:** Nodes, Anchors and Destinations
- **Market:** Uses and Population Densities

Strip District Today



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Strip District: 11TH Street to 21ST Street Precedents



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Strip District: 11TH Street to 21ST Street Precedents



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Pfaffmann Associates Plan for the Strip Marketplace

SITE VISION PLAN



THE STRIP MARKETPLACE
SCHEMATIC DESIGN DRAWINGS
FINAL PLANNING REPORT

JULY 2006
PFAFFMANN + ASSOCIATES

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- Establish street grid and rights-of-way needed to support future development
- Prefer scale of buildings being broken down
- Place restaurants across from riverfront park not in park
- Integrated mixed use preferred
- Like green space coming back from park

Design Scenario

Strip District

North Shore Parking

Residential: 876 ps
 Office: 10-54 ps
 Retail: 3-12 ps

Total: 889-942ps

Strip District Parking

Residential: 1020 ps
 Office: 751-1253 ps
 Retail: 190-318 ps

Sub Total: 1961-2591ps
 Plus
 Replacement: 330 ps

Grand total: 2291- 2921 ps

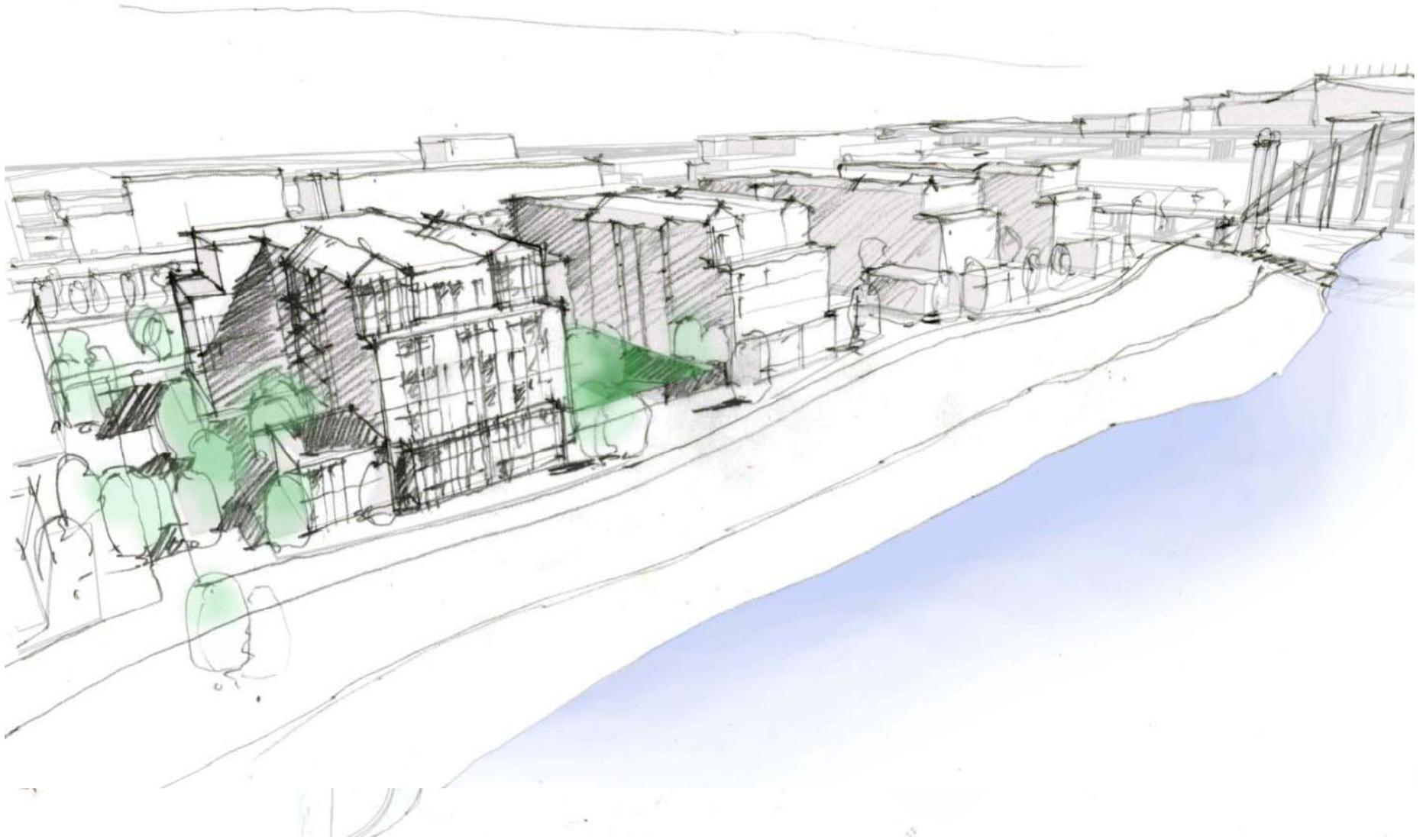


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33RD Street Corridor/ Doughboy Square Today



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33RD Street Corridor/ Doughboy Square Precedents



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33RD Street Corridor/ Doughboy Square Industrial Precedents



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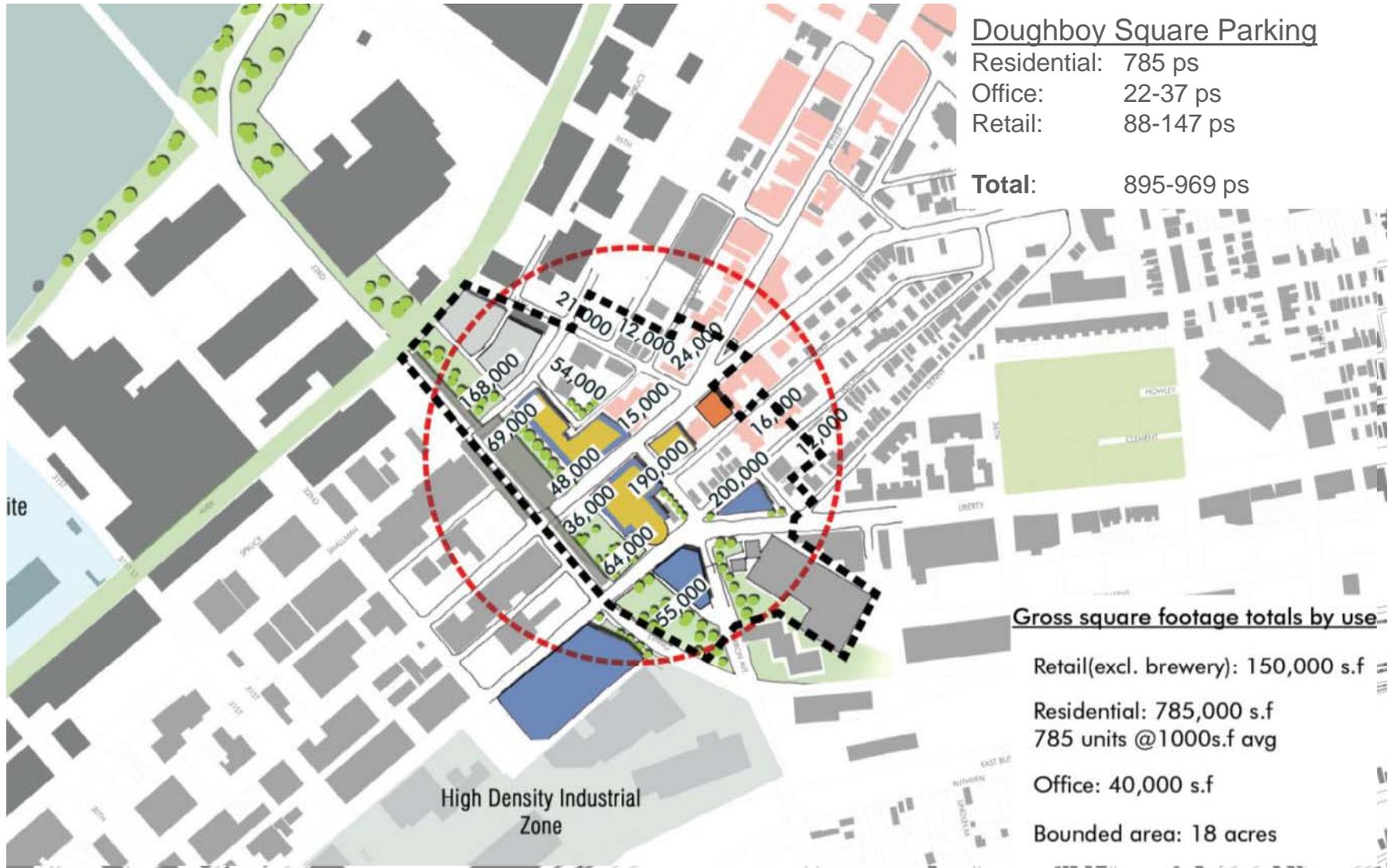
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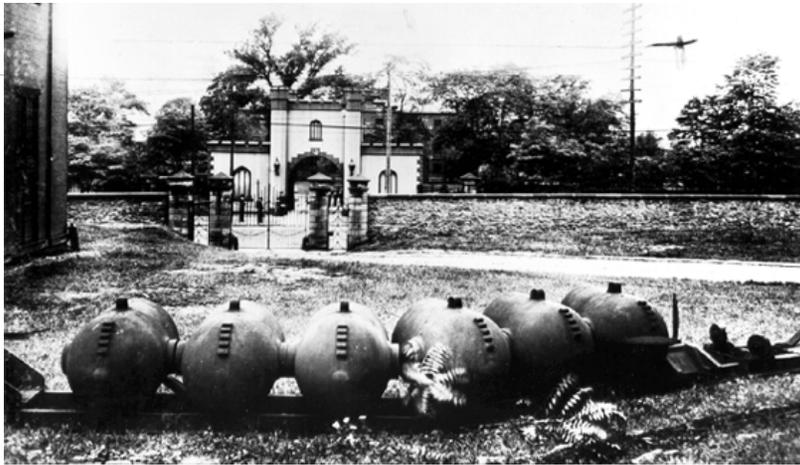
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- Need to provide parking other than structured parking
- Expand residential from Butler Street towards existing residential
- Concerns about 5 way intersection at Doughboy
- Location not desirable for grocery store



40th Street Corridor from the Past



Allegheny Arsenal, circa 1872



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40TH Street Corridor Today



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40TH Street Corridor Precedents



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40TH Street Corridor Precedents



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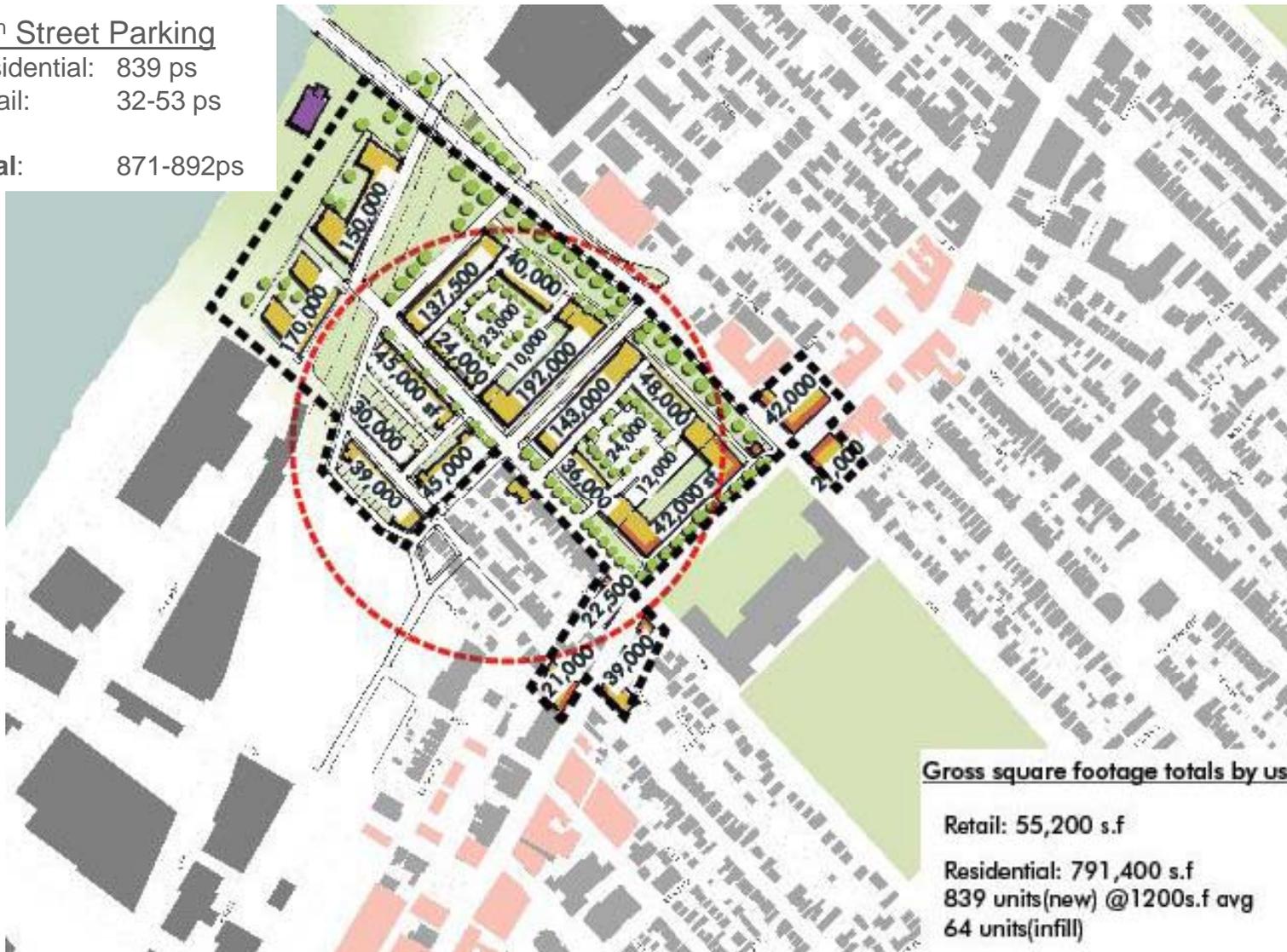


- Create development ties into Central and Lower Lawrenceville
- Place retail along Butler concerns about traffic generated by a grocery store
- Like green spine connection along 40th Street/ buffer this from traffic
- Development must have density/scale that fits with Lawrenceville

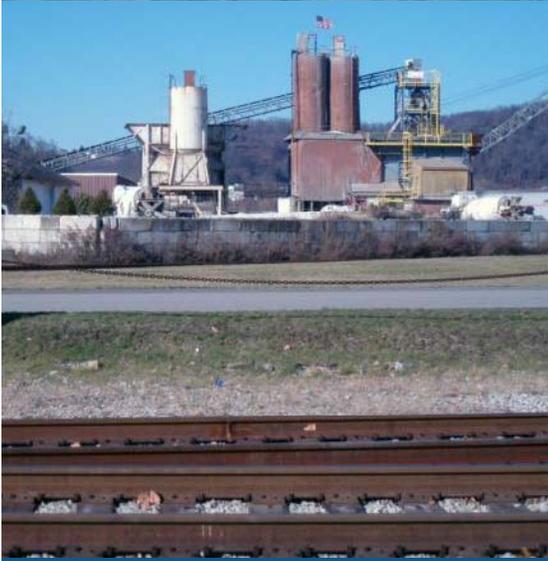
40th Street Parking

Residential: 839 ps
 Retail: 32-53 ps

Total: 871-892ps



43rd Street to 48th Street Today



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43RD to 48TH Street Precedents



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43RD to 48TH Street Industrial Precedents



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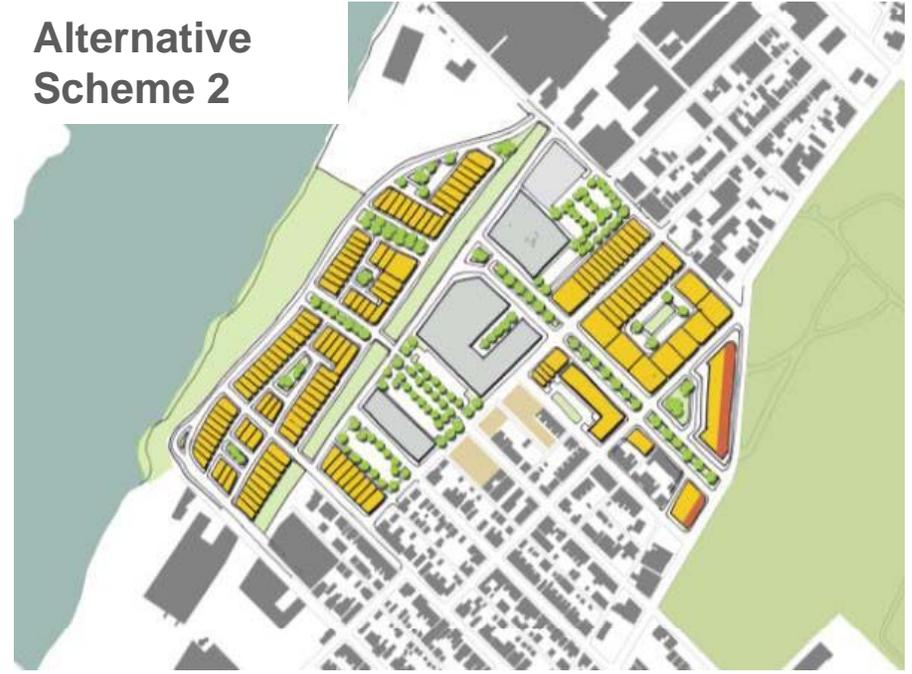
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Alternative Scheme 1



Alternative Scheme 2



- Mix of housing types and densities/ keep Lawrenceville scale
- Retain connection of street fabric to river
- Prefer green space connector meandering through residential/buffer with industrial uses
- Keep industrial scale smaller



Spatial Structure



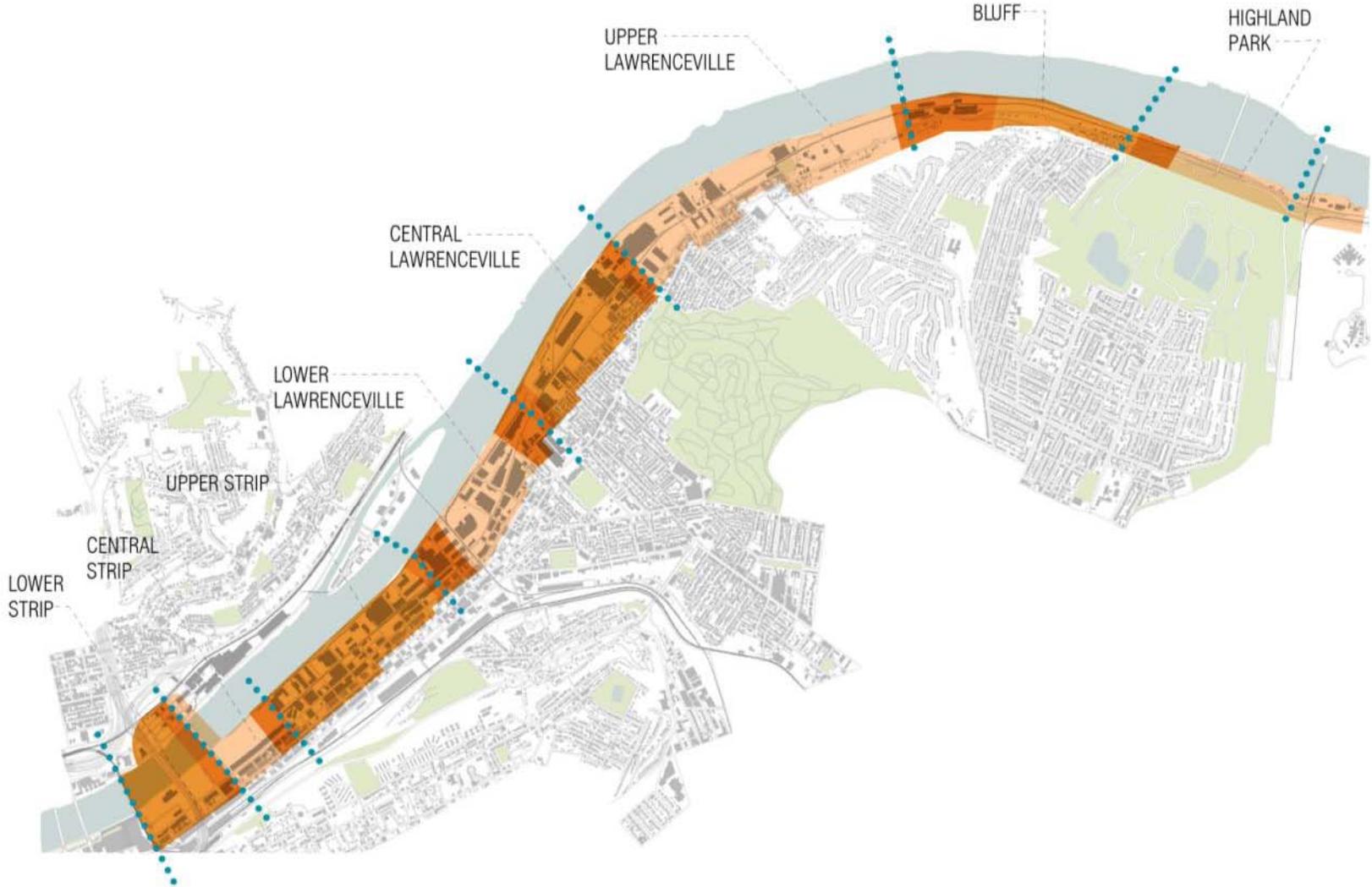
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Urban Form Framework



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A New Riverfront Zone



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