

Allegheny Riverfront Vision Plan



ECOLOGY

Cahill Associates/CH2M Hill
Viridian Landscape Studio
Continental Conservation

URBAN FORM

Perkins Eastman

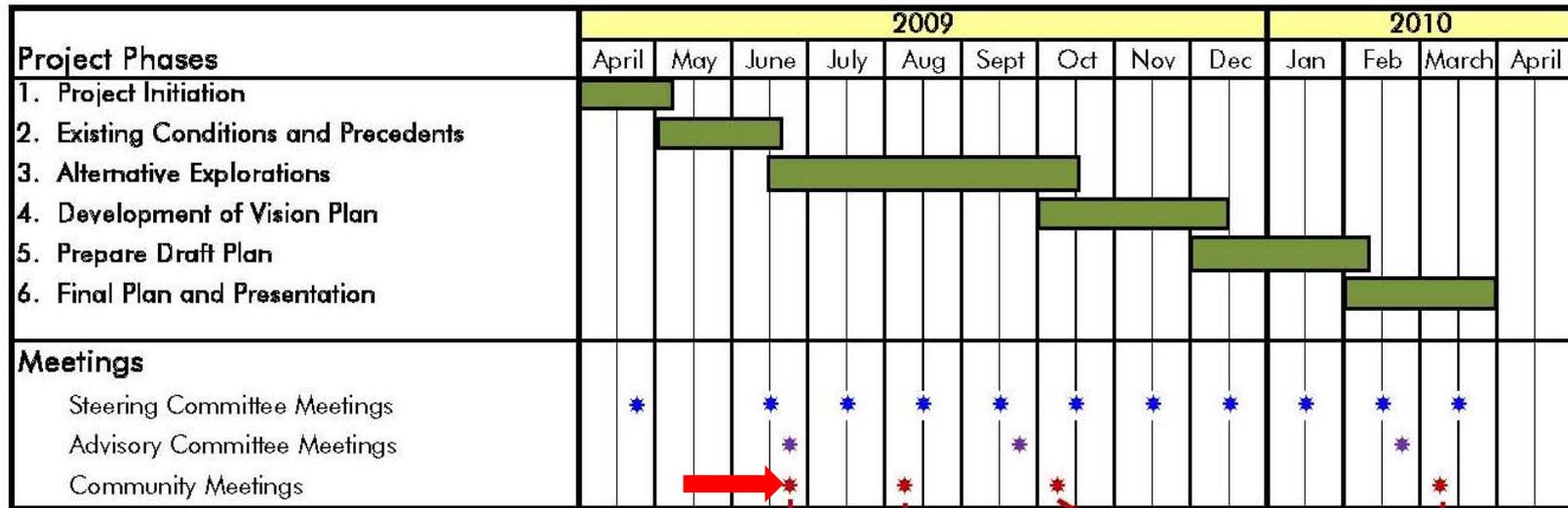
CONNECTIONS

Trans Associates
Clear View Strategies

MARKET

GSP Consulting

Project Schedule



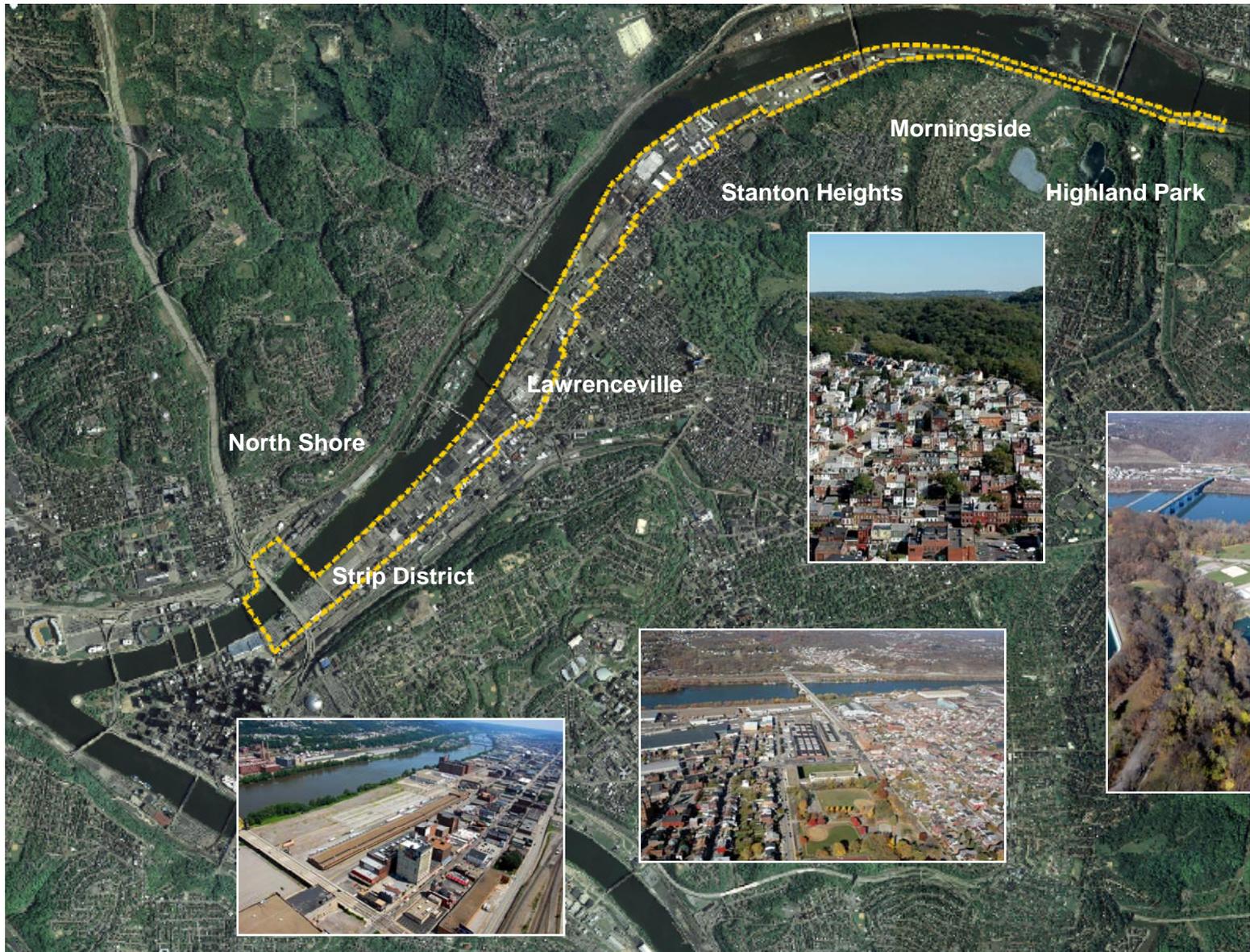
Project Goals & Community Input/Community Activity

Community Activity

Review of Alternatives & Proposed Final Direction/Community Activity

Presentation of Draft Plan

Study Area: 11th Street to Washington Boulevard in Highland Park



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- Reconnect the ecosystem



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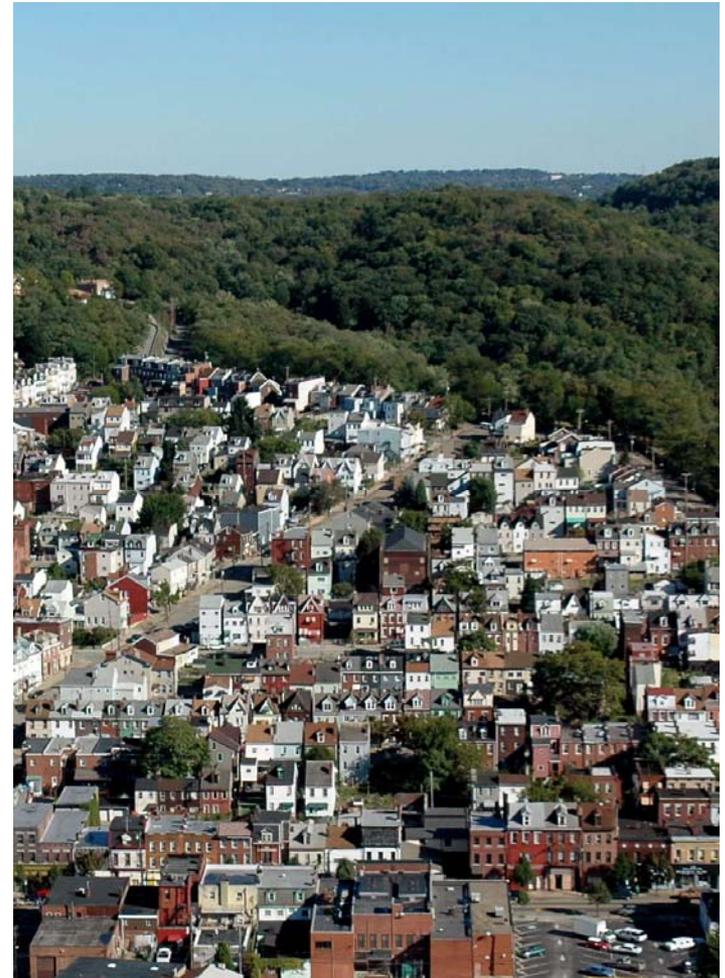
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- Reconnect the ecosystem
- **It's almost all right**



Initial Ideas of the Consultant Team

- Reconnect the ecosystem
- It's almost all right
- **Keep it real**



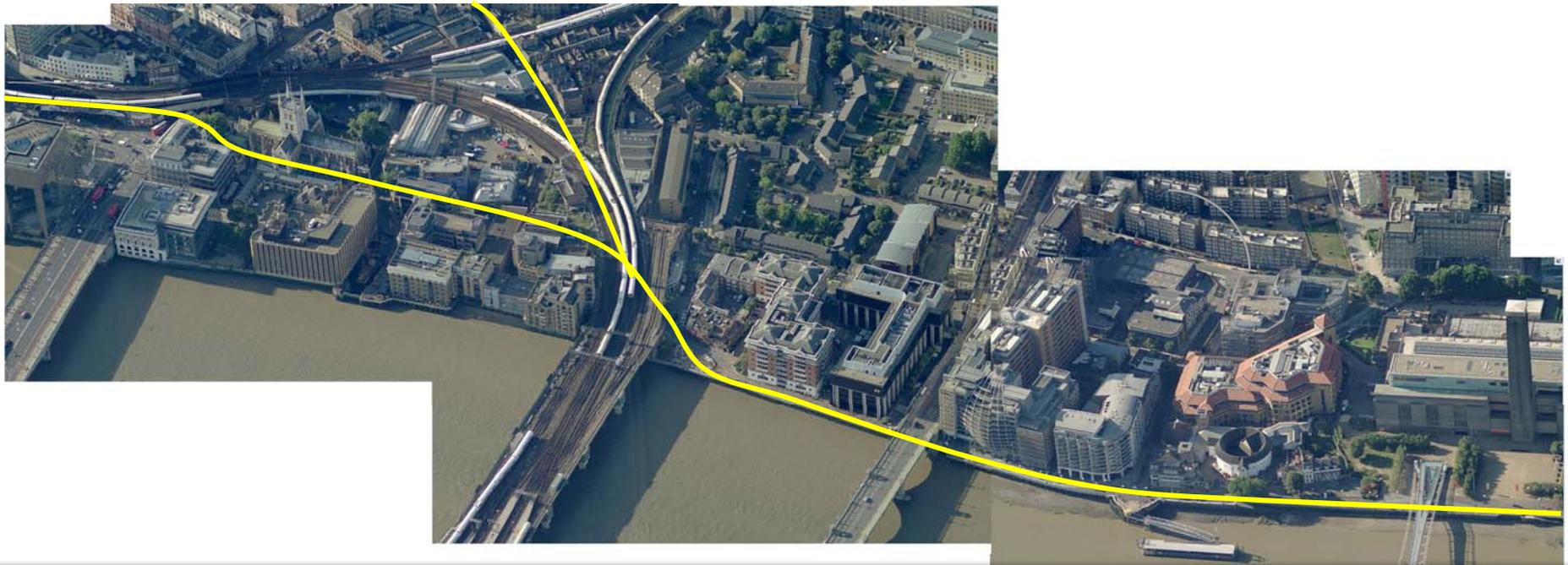
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Initial Ideas of the Consultant Team



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- Reconnect the ecosystem
- It's almost all right
- Keep it real
- **It's replicable!**



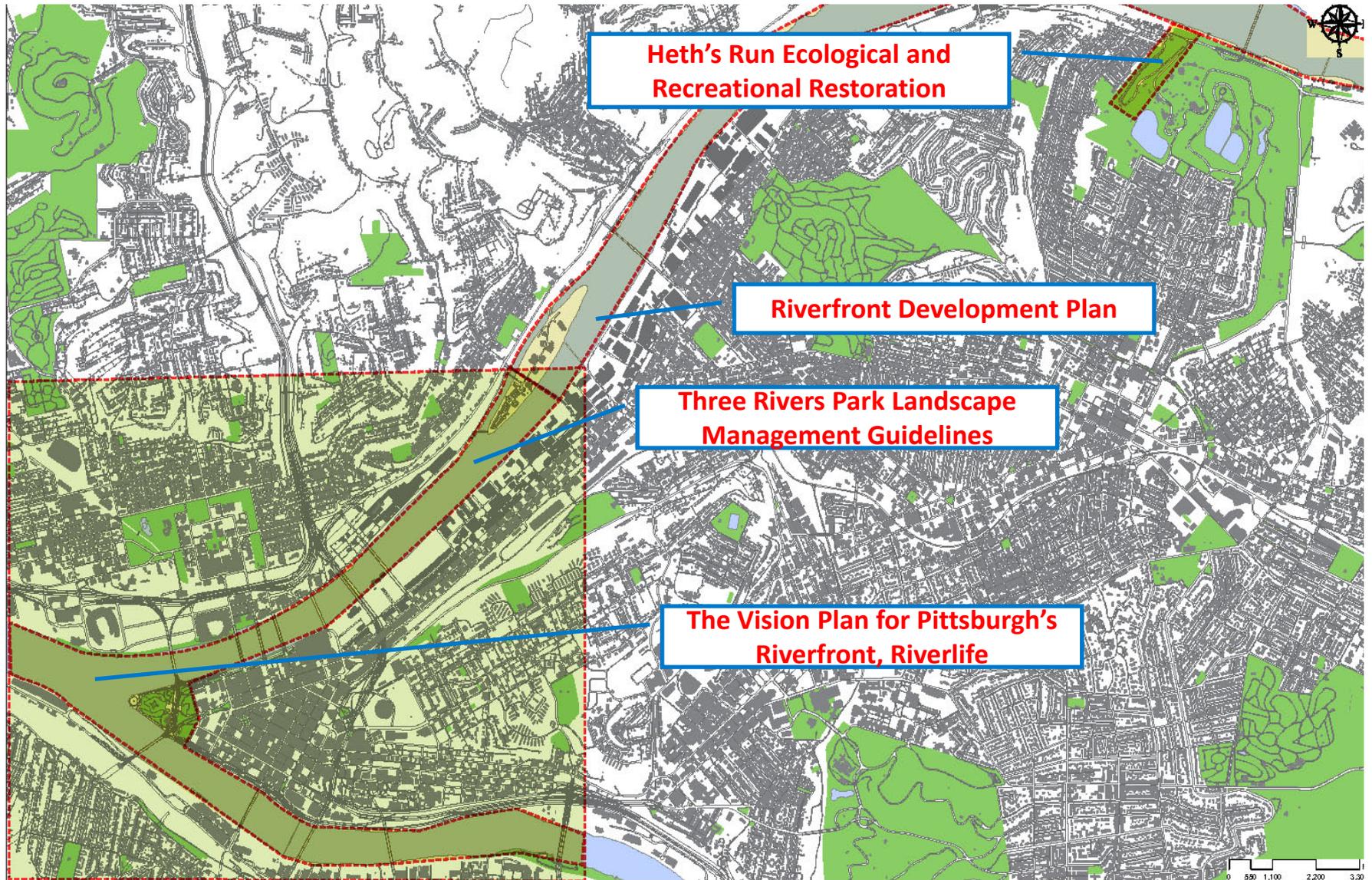
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Previous and Current Planning Studies: General



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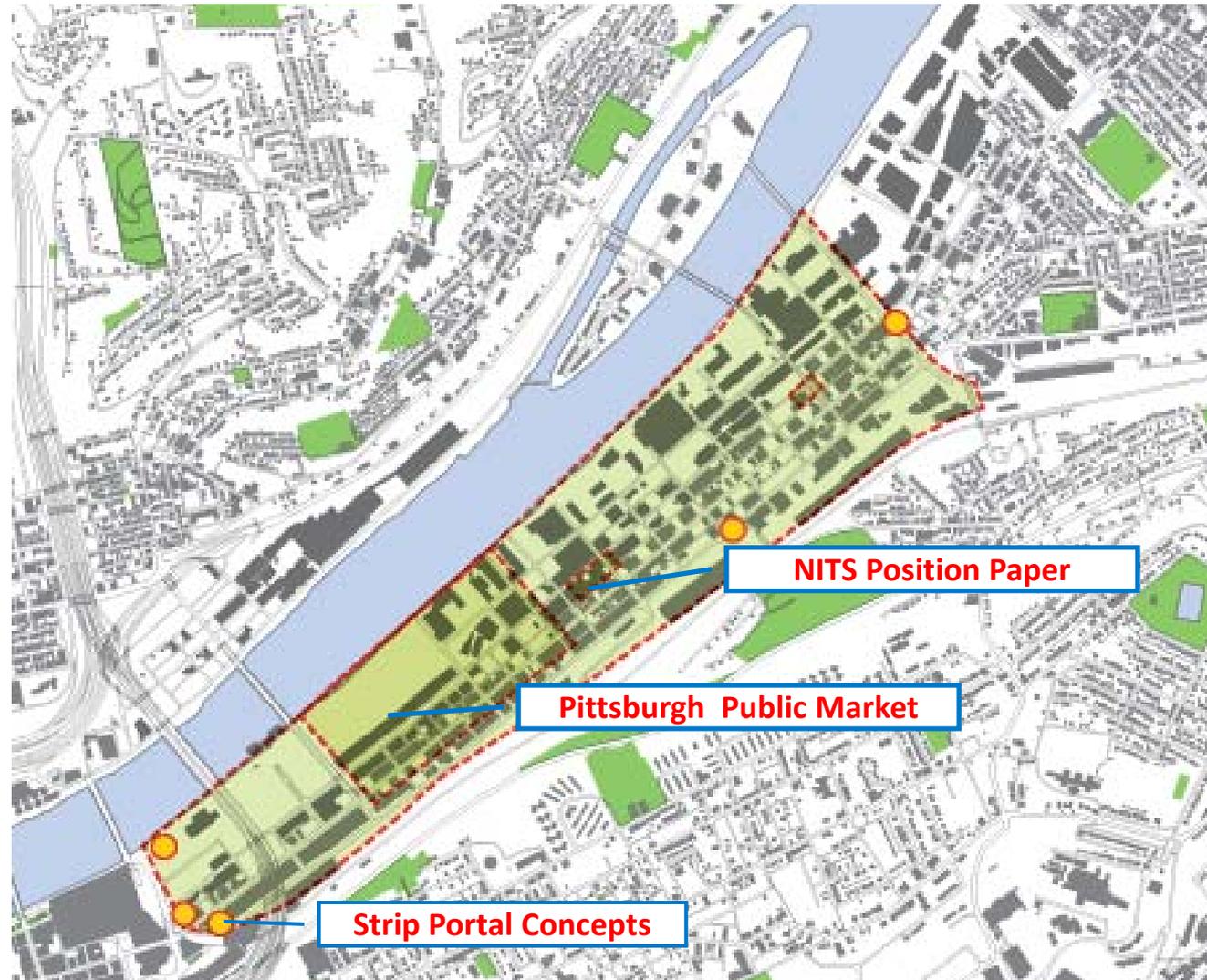
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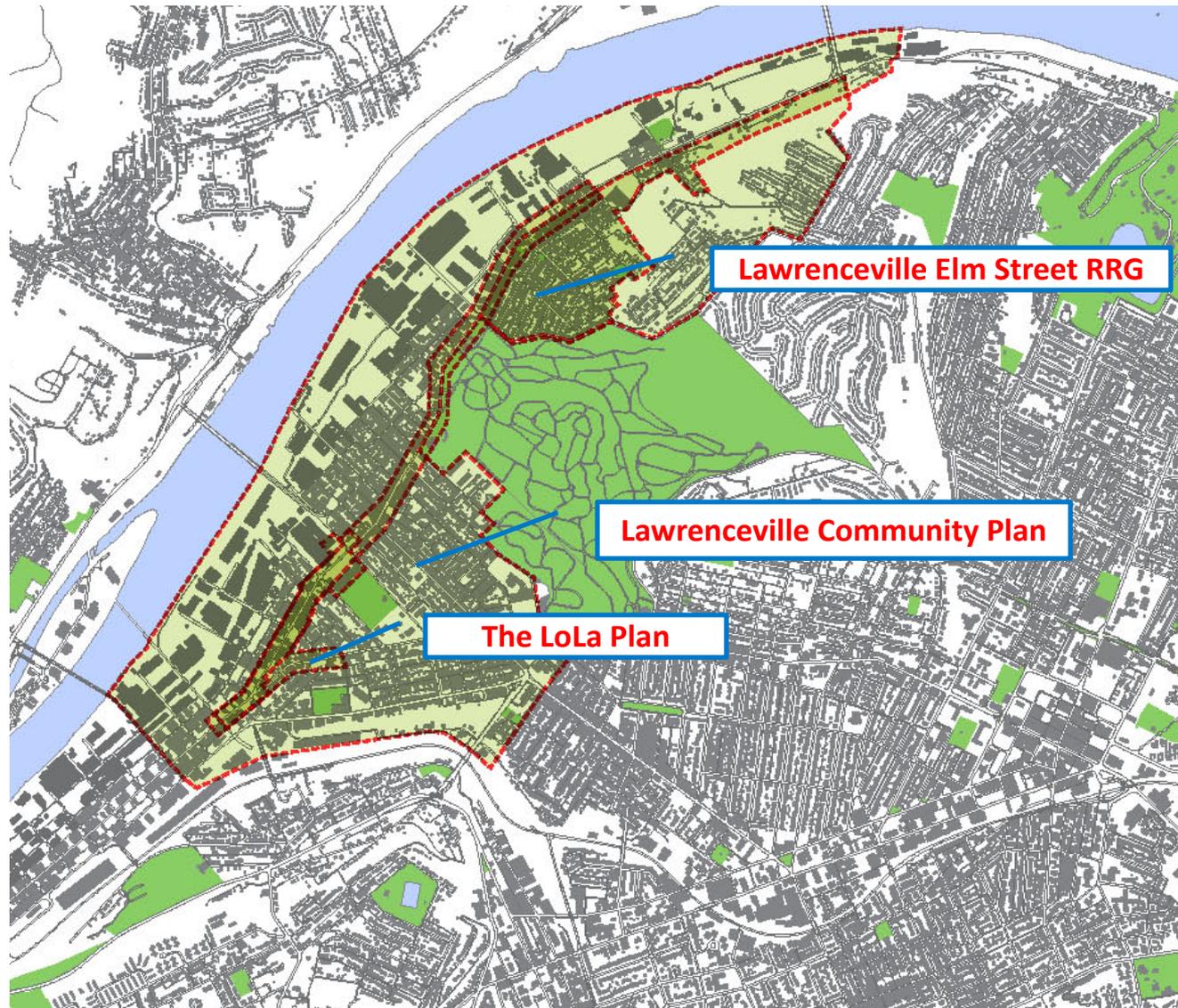
Previous and Current Planning Studies: Strip District

- Reinforce Strip District identity
- Address pedestrian and vehicular conflicts
- Preserve and enhance mix of uses
- Develop key connections to the river and other areas
- Increase public space and access to green space



Previous and Current Planning Studies: Lawrenceville

- Build on existing social and physical assets
- Improve public realm; create opportunities for gathering
- Celebrate connections to the river
- Attract more residential uses
- Enhance gateways' identity and character



Ecology Findings: The Upper Allegheny Today



Big bluestem – Indian grass river grassland

Mixed Floodplain Forest: American Sycamore, silver maple, box-elder, red maple, black willow, *Cornus amomum*, *Cornus racemosa*, *Lindera benzoin*, *Salix sericea*, *Viburnum recognitum*...

Ecological Findings: Locating the Former Ecosystem



- First place we found remnant plant community
 - *Justicia americana*, Water willow
 - *Acer saccharinum*, Silver Maple
- First place we found natural substrate vs. fill fragments

At Nadine Street and Allegheny River Boulevard



Ecology Findings: How Can We Reclaim and Restore?

Take Three River Park Landscape Management Guidelines to the next stage (Andropogon Assoc. Ltd.)

Remove fill soils to bring back natural slopes (be careful to preserve native plants)

Carefully amend subsoils to mimic native riparian soils including low nutrient status to favor natives and discourage invasives potential for use of dredge material for soil building

Use stock from remnant native plant populations to perpetuate local genotypes

Use findings of Western PA Conservancy riverine plant community study to inform native plant restoration/reclamation

ALLEGHENY RIVER | HEINZ LOFTS

WOODLAND is proposed cover type
VIEWS to downtown and river maintained by using meadow areas within desired view corridors
NORTH SHORE TRAIL planted with an open canopy woodland to reinforce safety and visibility
FISHING accommodated with stabilized rock at toe of bank or platforms at top of bank

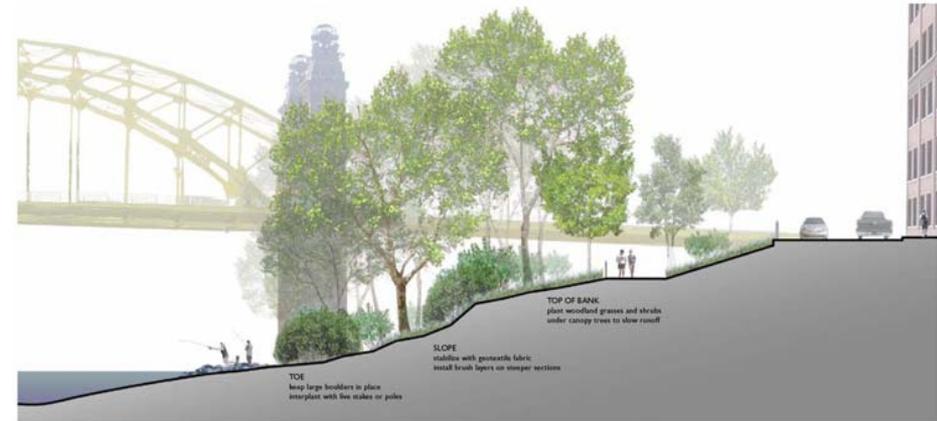


FIGURE 6. Illustrative Section at Heinz Lofts site

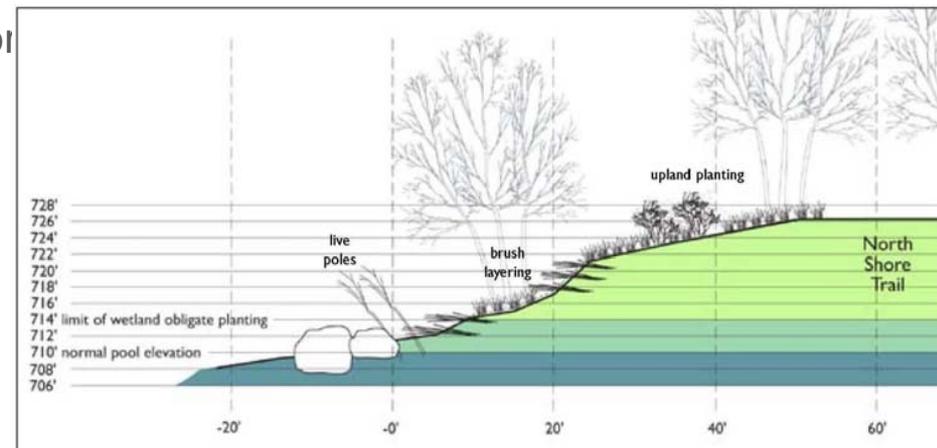
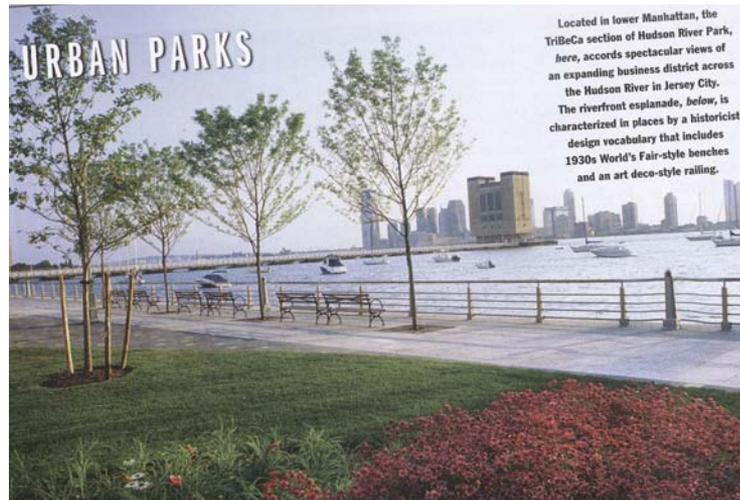


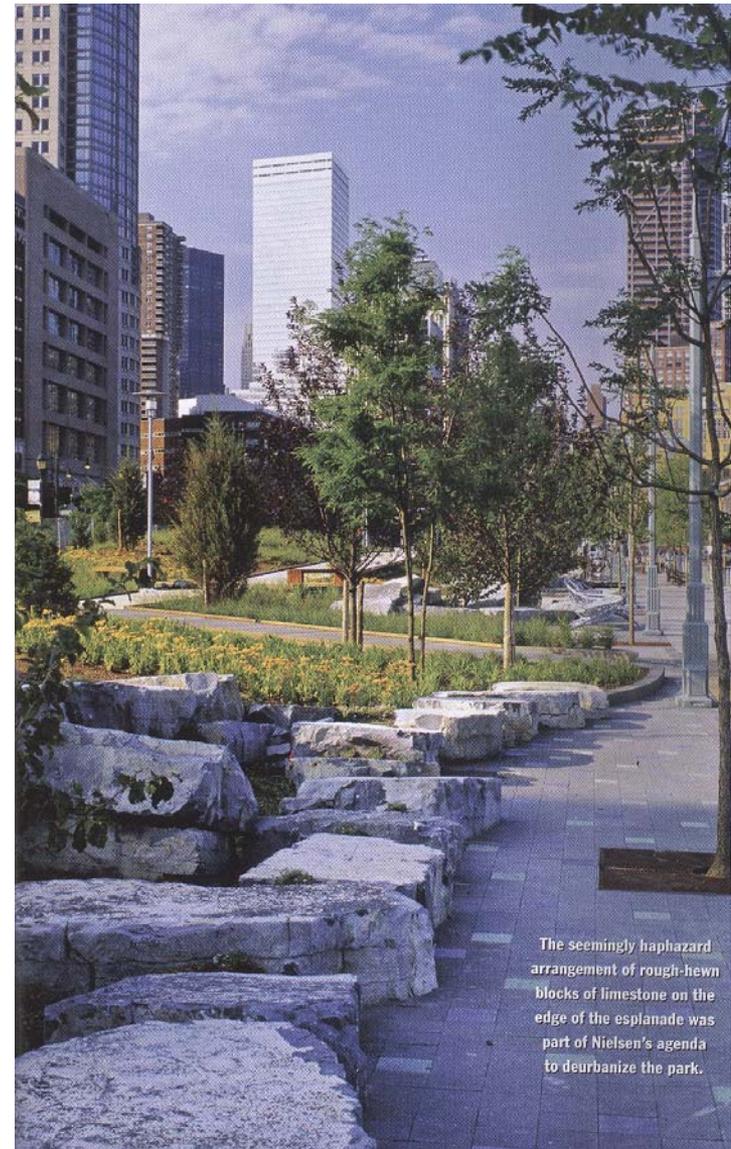
FIGURE 7. Typical Section showing Steep Bank Stabilization underneath fairly continuous layer of canopy trees



URBAN PARKS

Located in lower Manhattan, the TriBeCa section of Hudson River Park, here, accords spectacular views of an expanding business district across the Hudson River in Jersey City. The riverfront esplanade, below, is characterized in places by a historicist design vocabulary that includes 1930s World's Fair-style benches and an art deco-style railing.

TriBeCa section of Hudson River Park
New York City



The seemingly haphazard arrangement of rough-hewn blocks of limestone on the edge of the esplanade was part of Nielsen's agenda to deurbanize the park.

WHERE CAN YOU FIND NATIVE SOILS
ALONG THE RIVERFRONT IN THE STUDY
AREA?

YOU CAN'T
IT'S ALL FILL MATERIAL



Impervious Cover

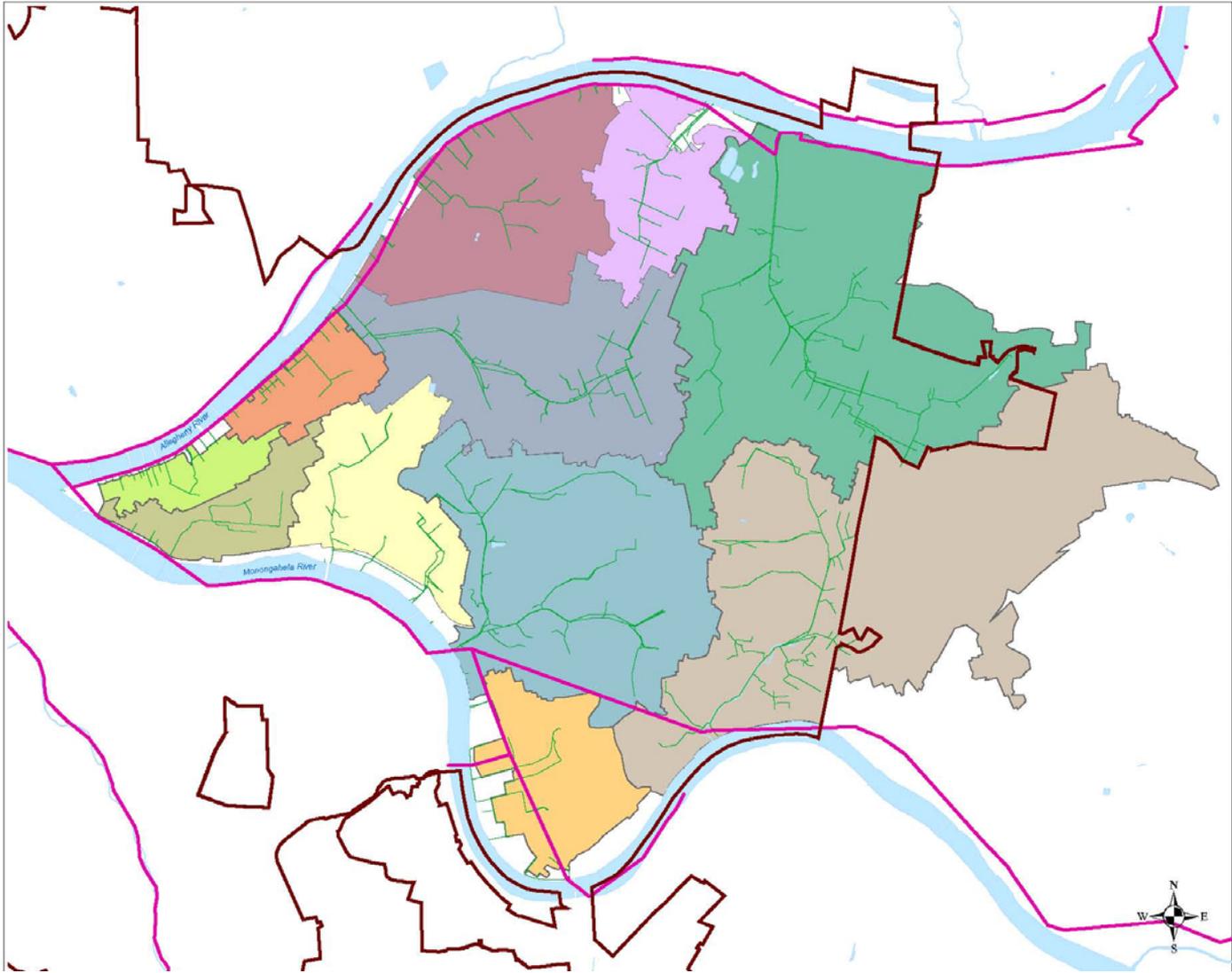
- Parking Lots
- Buildings and Rooftops
- Roadways and Sidewalks

Pervious Cover

- Lawns, yards
- Vacant lots, Parks
- River bank

Compacted areas = reduced soil permeability





Legend

- City of Pittsburgh Boundary
- Boundary Street
- Downtown Allegheny
- Lawrenceville
- Hazelwood
- Heths Run
- Downtown Monongahela
- Trunk Sewer System
- ALCOSAN Interceptor
- Negley Run
- Nine Mile Run
- Second Avenue
- Strip District
- Two Mile Run

Note: White areas within City of Pittsburgh Boundary are not tributary to PWSA East sewersheds studied.



Figure 4-1
PWSA East Sewersheds

PWSA System Inventory & Characterization Report





Water Quality Impacts

- Land surfaces drain to stormwater inlets
- Trash and debris collects
- Trash discharges directly to stream during rain storm

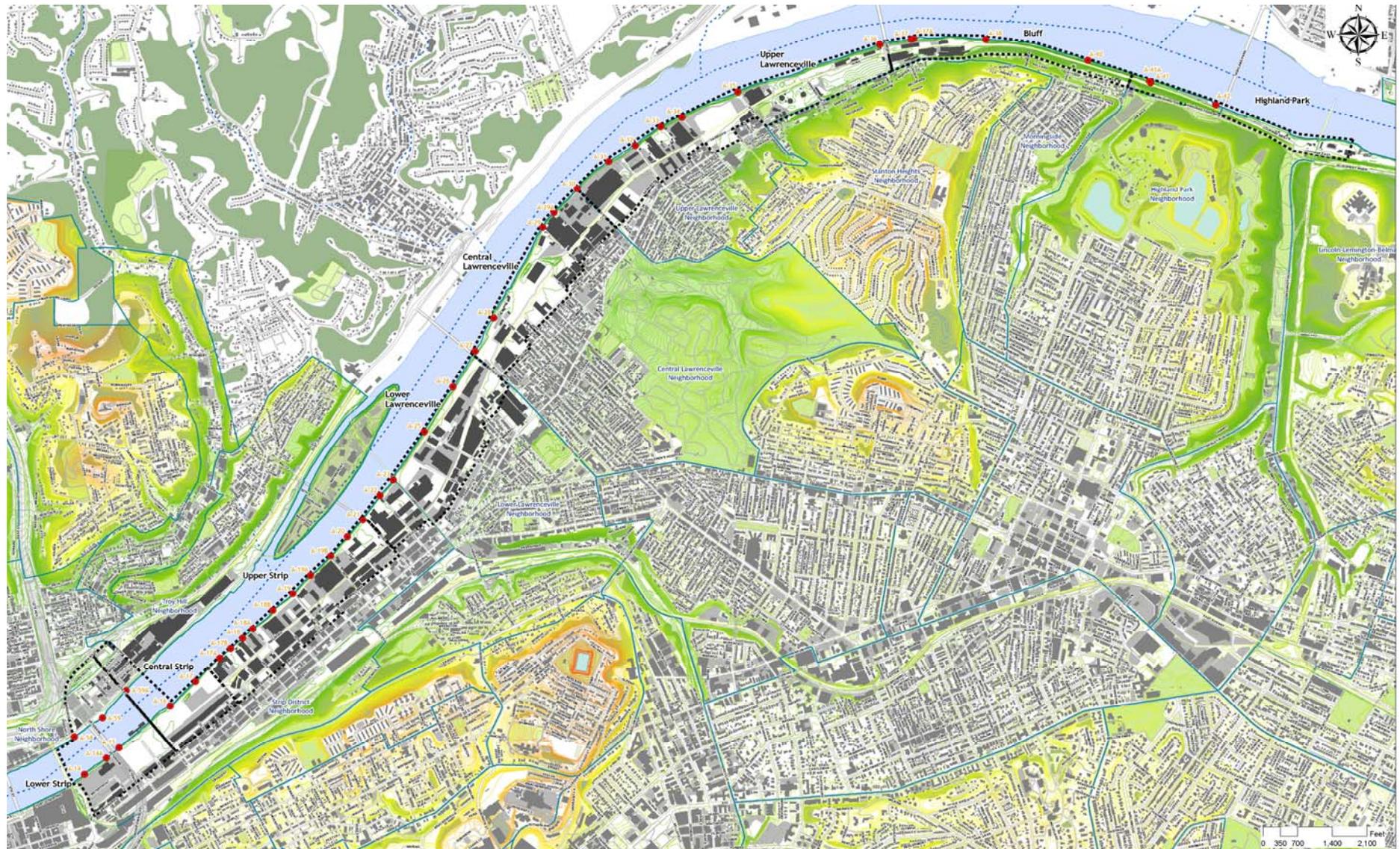


Water Quality Impacts - CSO

- The city has a sewer system consisting of a single pipe conveying both wastes and stormwater runoff
- The runoff from these impervious surfaces produces an overload within the single pipe sewer system and results in significant overflows of polluted stormwater and raw sewage to surface waters



Ecology Findings: Existing CSO Overflows

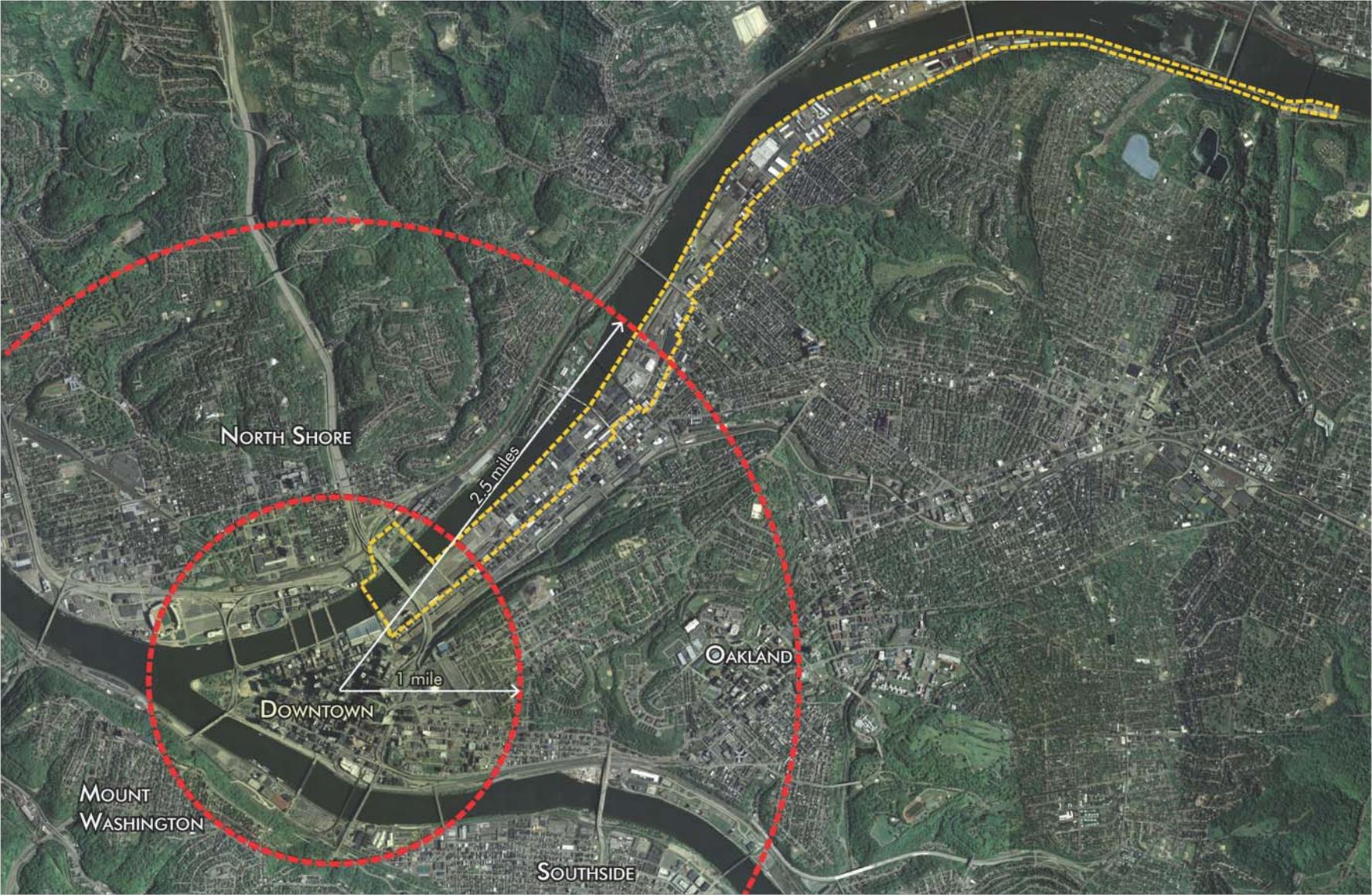


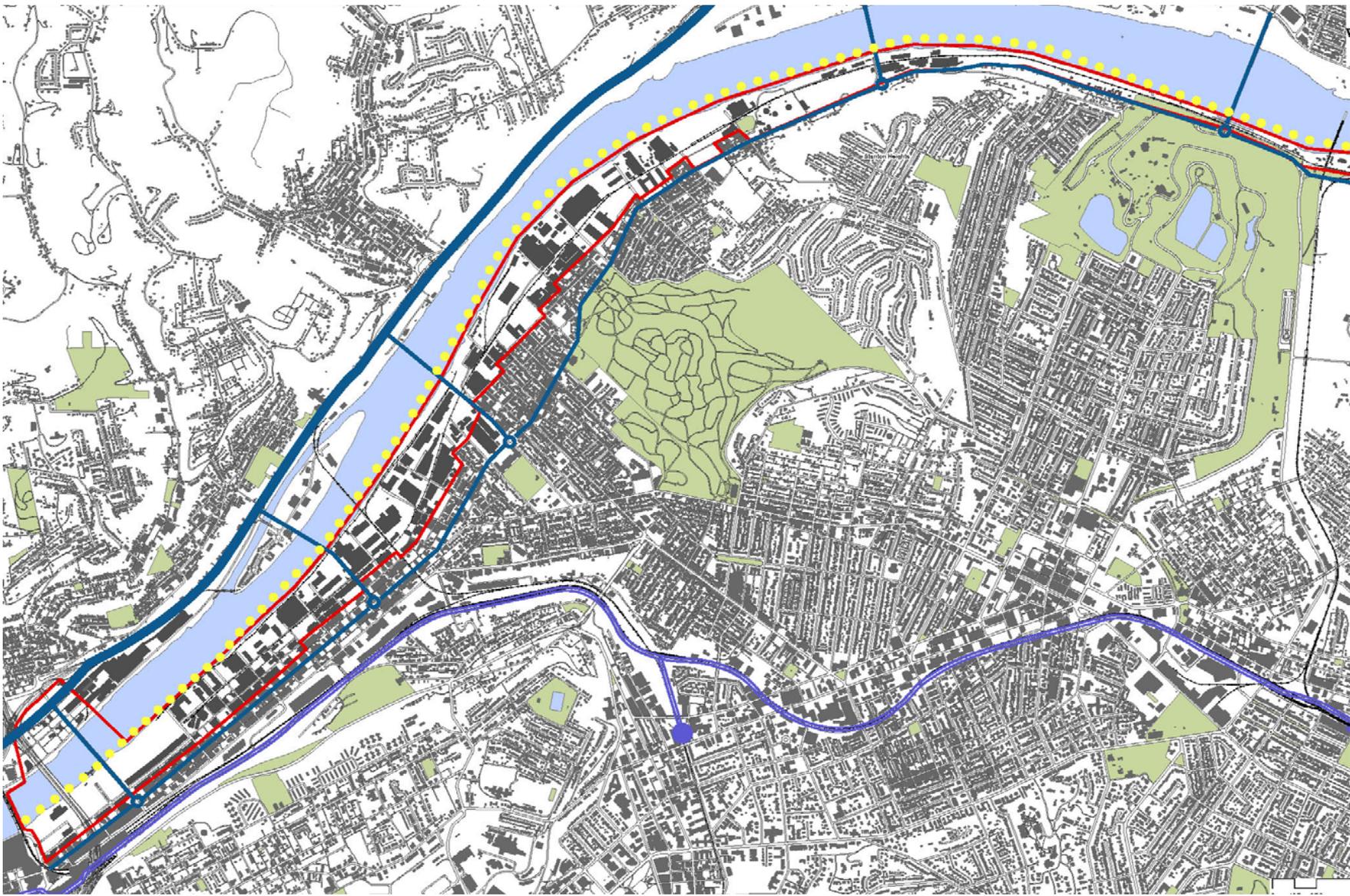
HOW MANY CSOs ARE THERE IN THE
STUDY AREA?

40!

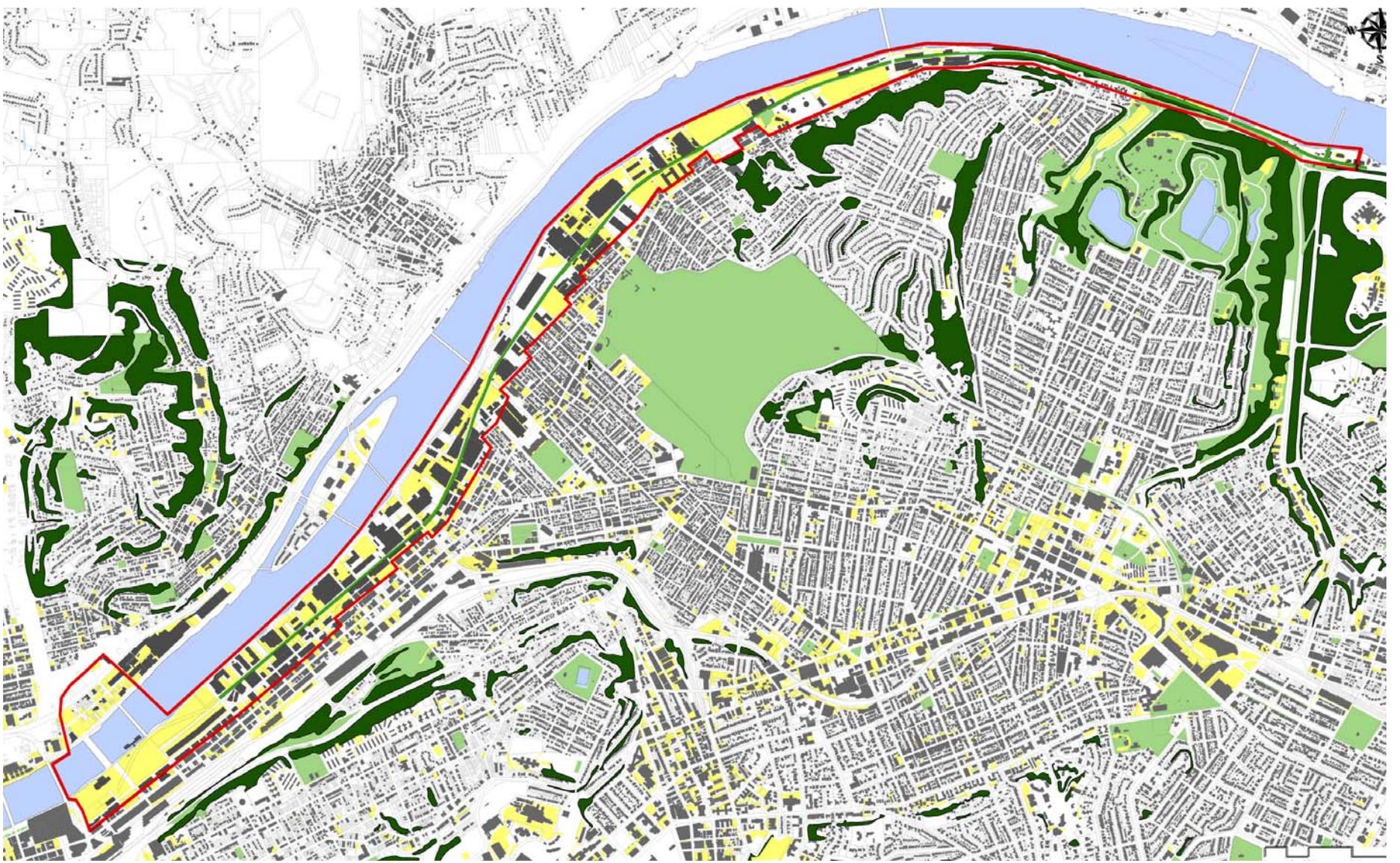
THAT'S AN AVERAGE OF 1 EVERY
850'

Urban Form Findings: Location Context





Urban Form Findings: Open Space



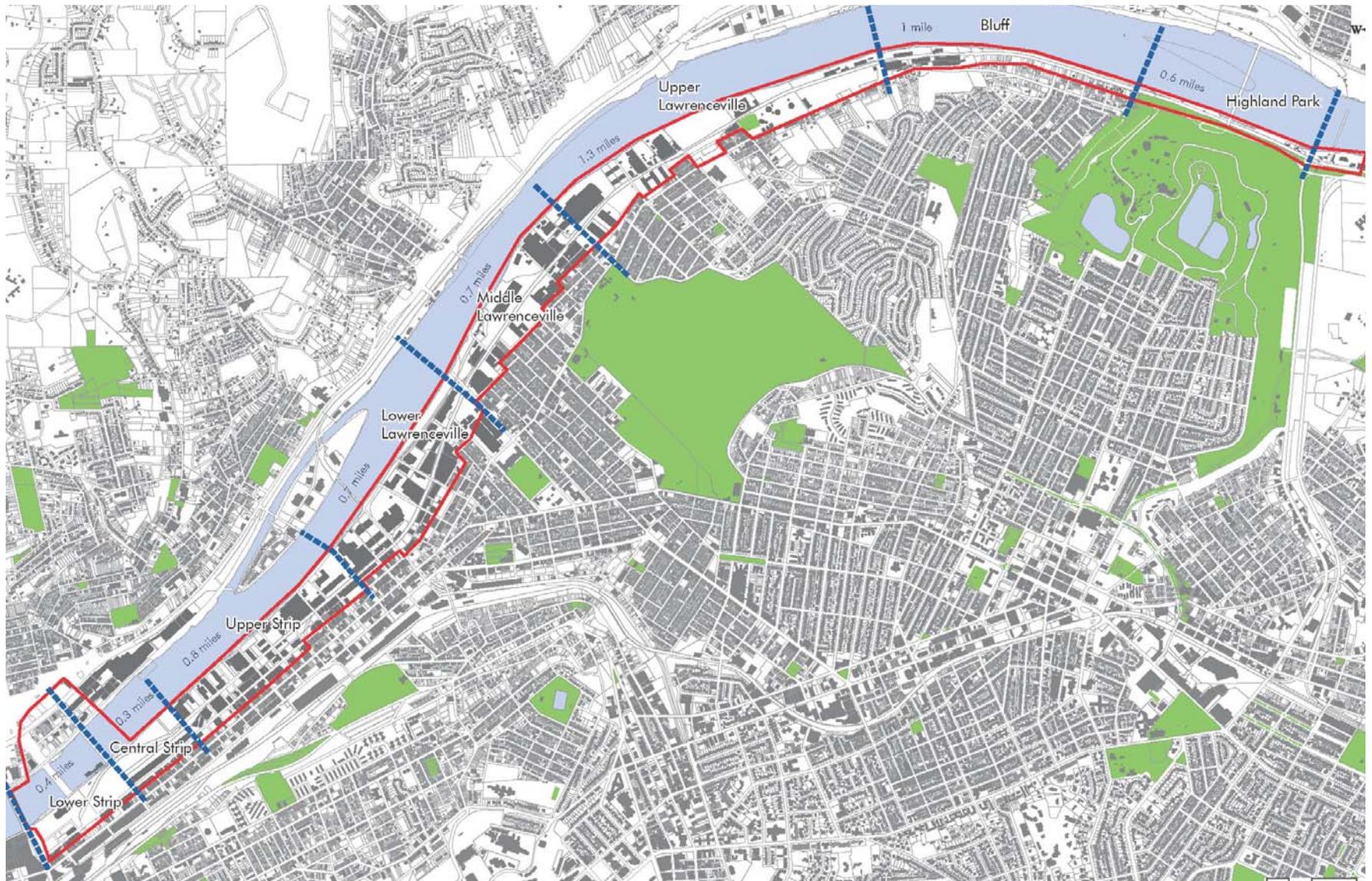
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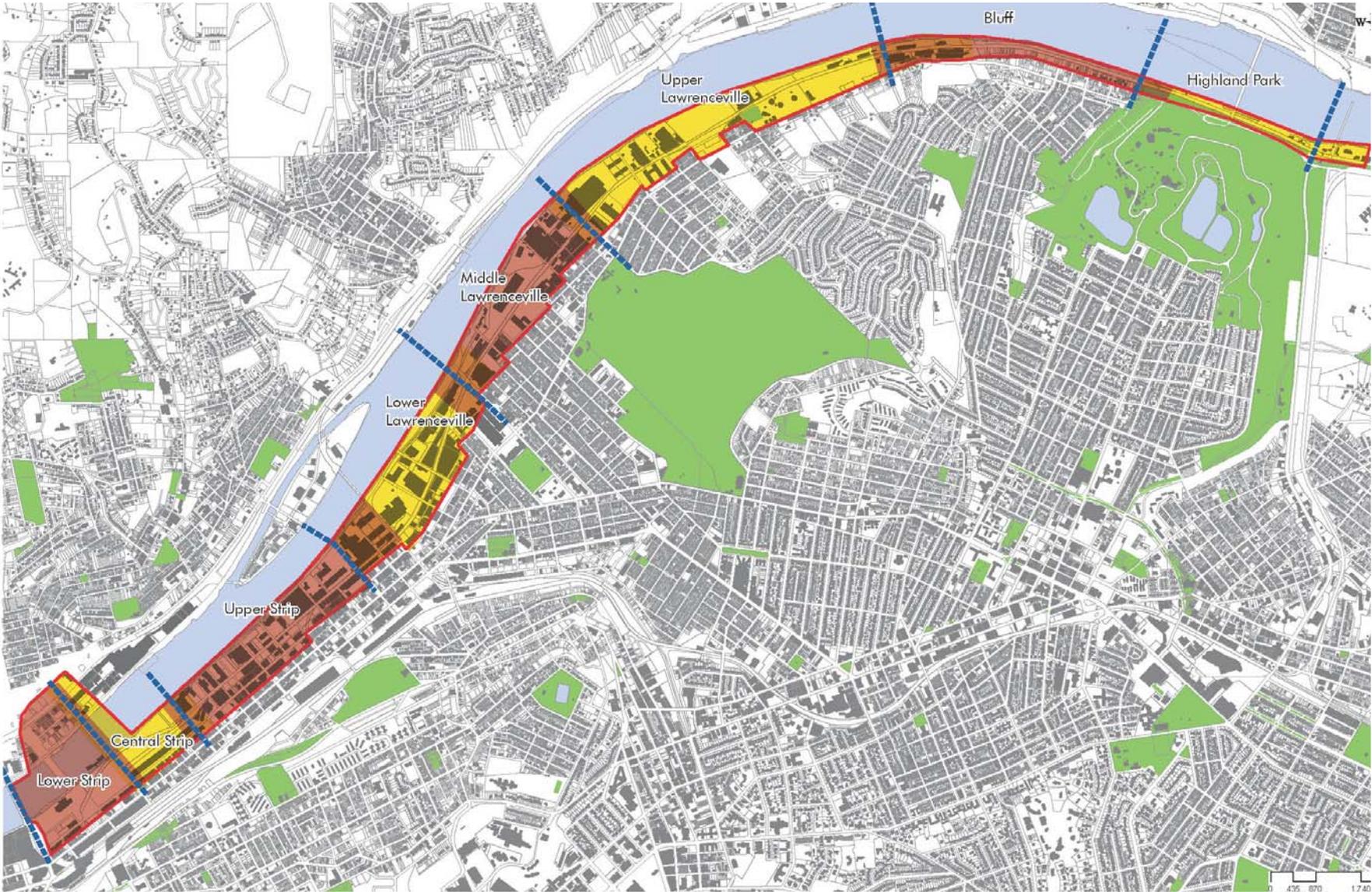
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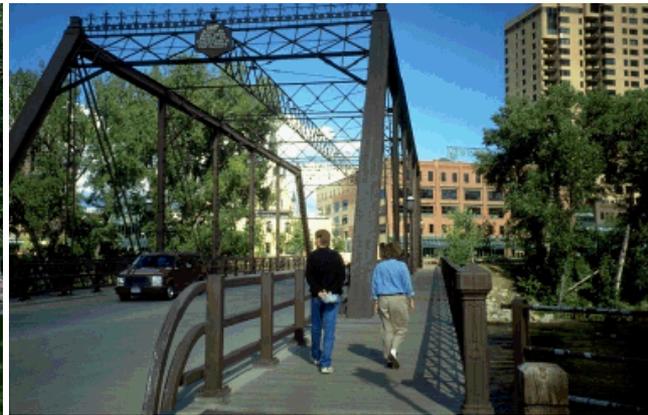
Urban Form Findings: Seams



Urban Form Findings: Districts



Urban Form Findings: It's Happening Elsewhere!



Minneapolis, MN



Portland, OR

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Urban Form Findings: Precedent Building Types



Portland: Riverfront housing



Minneapolis: New development



Minneapolis: Warehouse conversions



Portland: Riverfront housing



Minneapolis: New development

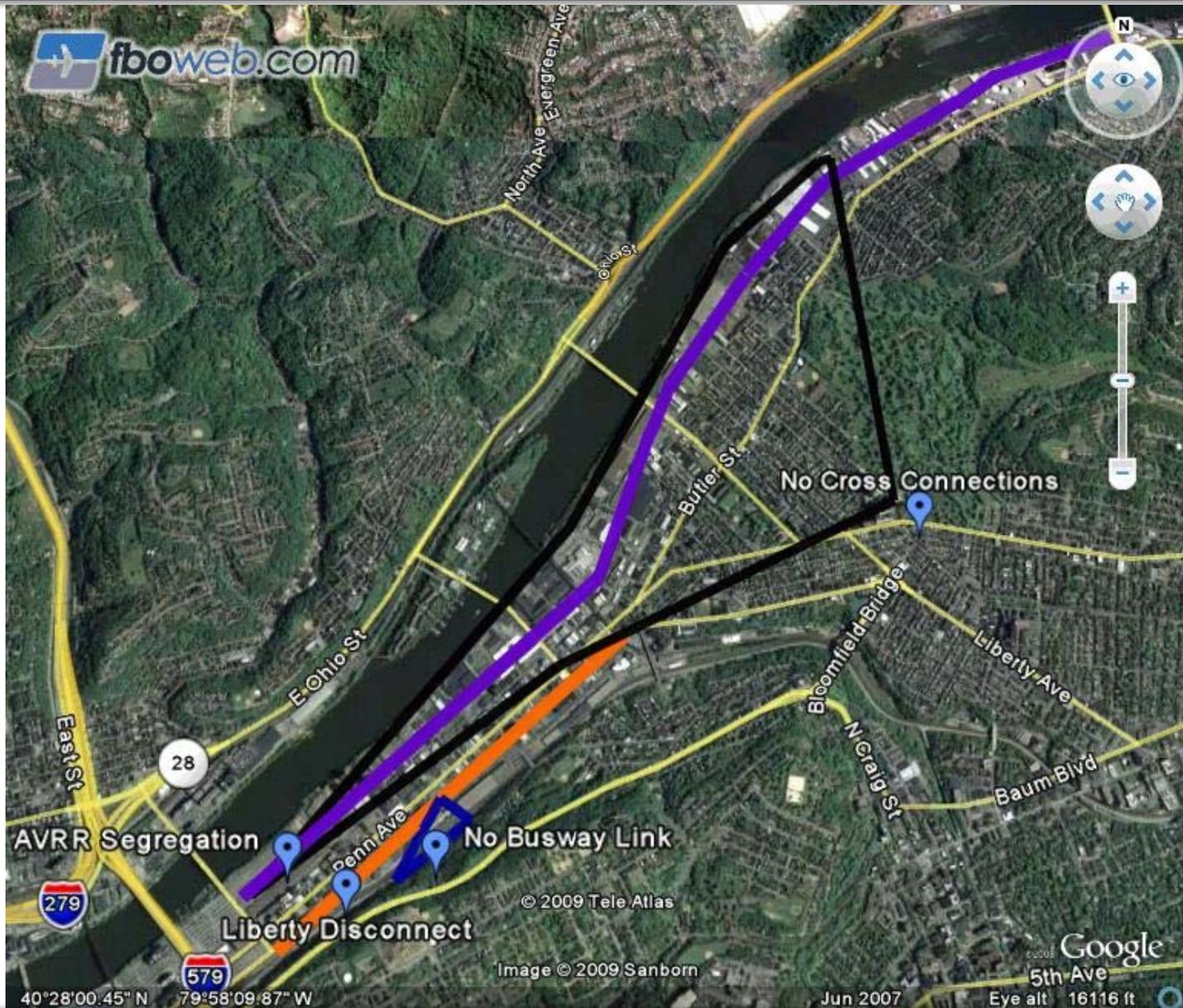


Minneapolis: Warehouse conversions

OTHER THAN THE ALLEGHENY RIVER,
WHAT IS THE LONGEST OPEN SPACE IN
THE STUDY AREA?

AVRR CORRIDOR
21ST STREET TO WASHINGTON BLVD.

Connections Findings: Transit Seams



Connections Findings: Pedestrian Connections, Vehicular Access, and Transit

- Poor pedestrian crossing conditions as area not conceived as a pedestrian environment
- Multiple areas of traffic congestion on Penn, Smallman, and Butler, particularly during rush hours
- Heavy truck traffic
- Lack of adequate public parking in both Strip District and Lawrenceville
- Opportunities for an integrated and intermodal transportation system



Amsterdam



Portland



Minneapolis



Bordeaux



“Colorado” Rail Car

- Single passenger car
- Operates on freight lines
- Self propelled



HOW WIDE IS SMALLMAN STREET WEST
OF 21ST STREET?

90 FEET WIDE.

THE EQUIVALENT OF MORE THAN
7 TRAFFIC LANES FOUND ON THE
INTERSTATE HIGHWAY SYSTEM

	Pittsburgh, PA	United States
Unemployment Rate	6.70%	8.50%
Recent Job Growth	0.00%	-3.10%
Future Job Growth	33.20%	26.40%
Sales Taxes	7.00%	6.00%
Income Taxes	4.68%	5.02%

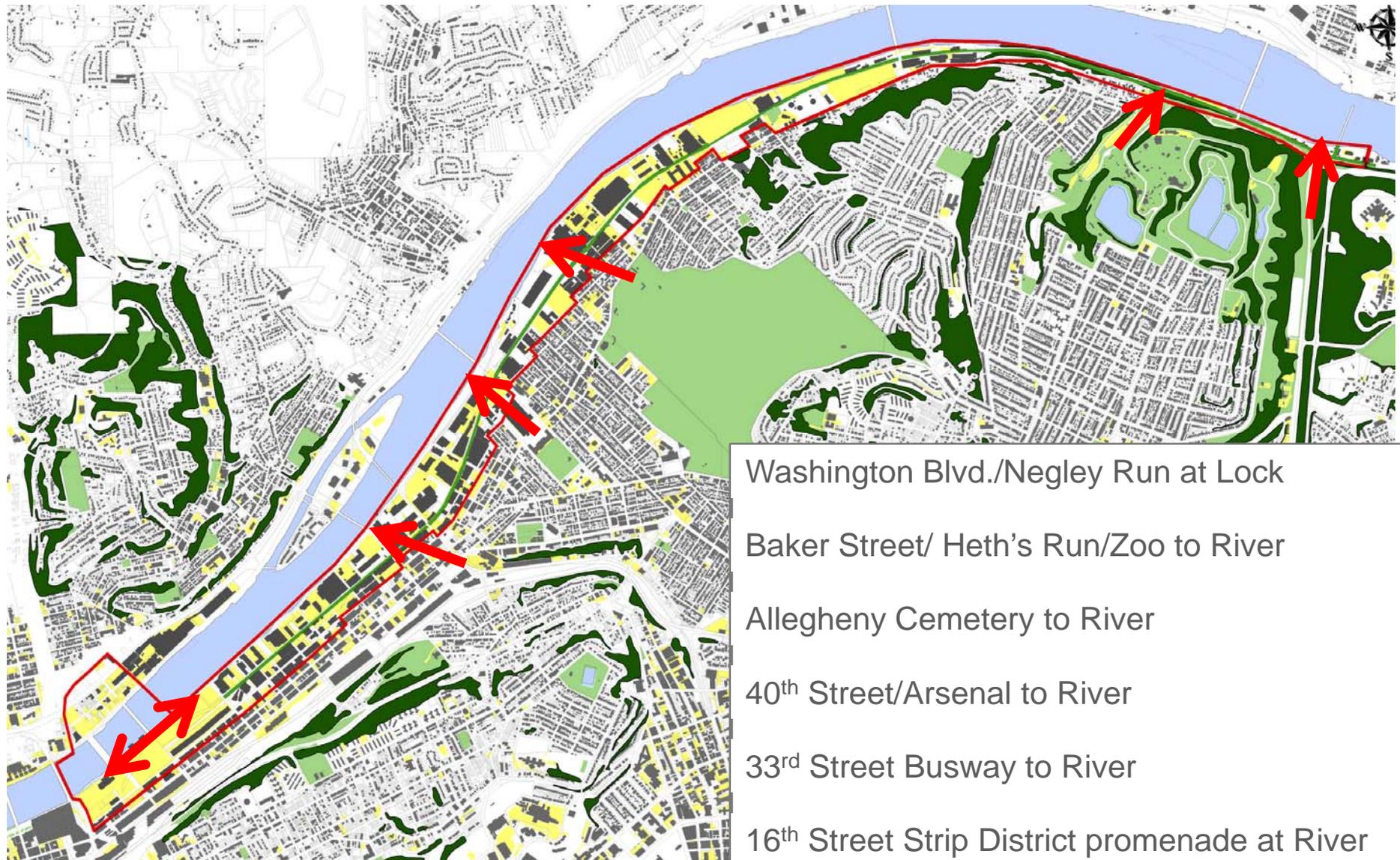
- Pittsburgh is weathering the storm
- Every industry represented in study area with exception of mining, agriculture and utilities
- Nearly 11,750 jobs in and around the study area (not including Downtown)
- Jobs concentrated in Wholesaling, Manufacturing, and Construction
- Healthcare, Waste Management and Finance & Insurance have added the most jobs (2002-2006)
- Except for Finance and Insurance – these sectors should grow in the next 1-3 years

LOCATION	ECONOMICS	DEMOGRAPHICS	OPPORTUNITIES
Strip District	Regional Market ▪ Entertainment, Industrial, Retail, Wholesale, Services	▪ Small, but growing residential population ▪ 60% African American ▪ 34% of housing units are vacant	▪ Diverse uses and activity ▪ Walkable ▪ Proximity to downtown
Lower Lawrenceville	Local/Regional Market ▪ Retail, Wholesale, Services	▪ Most racially diverse of the Lawrenceville neighborhoods ▪ 58% renter-occupied housing units	▪ Walkable ▪ Branded identity
Central Lawrenceville	Local Market ▪ Retail, Services	▪ Highest concentration of >65 old ▪ 93% white	▪ Strong residential base ▪ Active industrial uses
Upper Lawrenceville	Local/Regional Market ▪ Industrial, Retail, Wholesale, Services	▪ 81% of population makes <\$50,000 ▪ Predominately white	▪ Space for industrial activity ▪ Historic housing stock
Stanton Heights	Local Market ▪ Contractors, Services	▪ Racially diverse middle-income neighborhood ▪ 88% owner-occupied homes	▪ Affordable ▪ Mixed-income housing
Morningside	Local Market ▪ Retail, Services	▪ 58% of population under <45 old ▪ Significant concentration of households with children under 18	▪ Emerging residential market ▪ Affordable quality
Highland Park	Local/Regional Market ▪ Entertainment, Retail, Services	▪ Most affluent and educated of study area neighborhoods ▪ 53% of residents with Bachelor degree or higher	▪ Strong housing market

WHAT PERCENTAGE OF JOBS IN
PITTSBURGH ARE LOCATED ALONG THE
ALLEGHENY RIVERFRONT?

40%

Ecology: Opportunities for Major Intervention



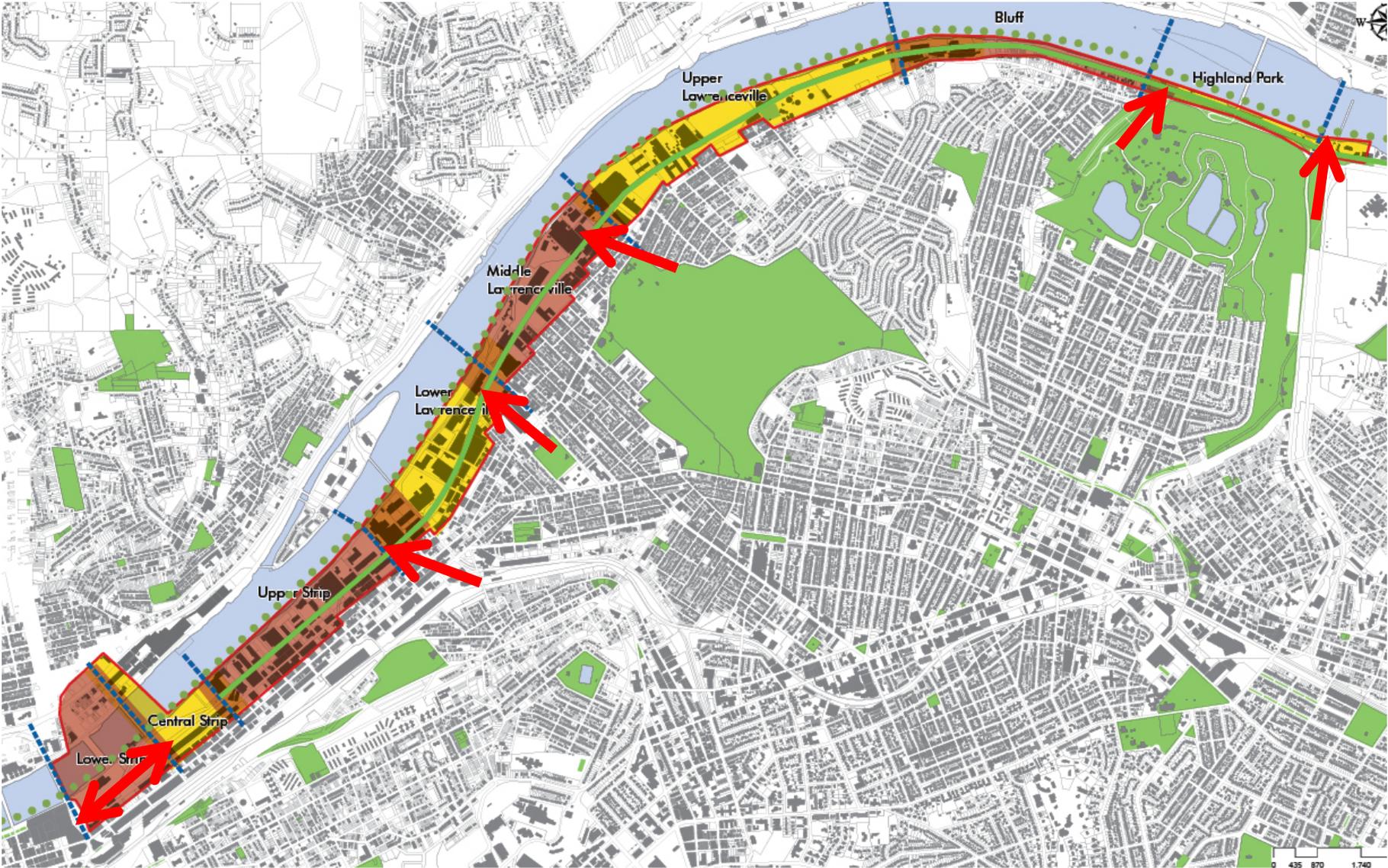
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Opportunities for Intervention



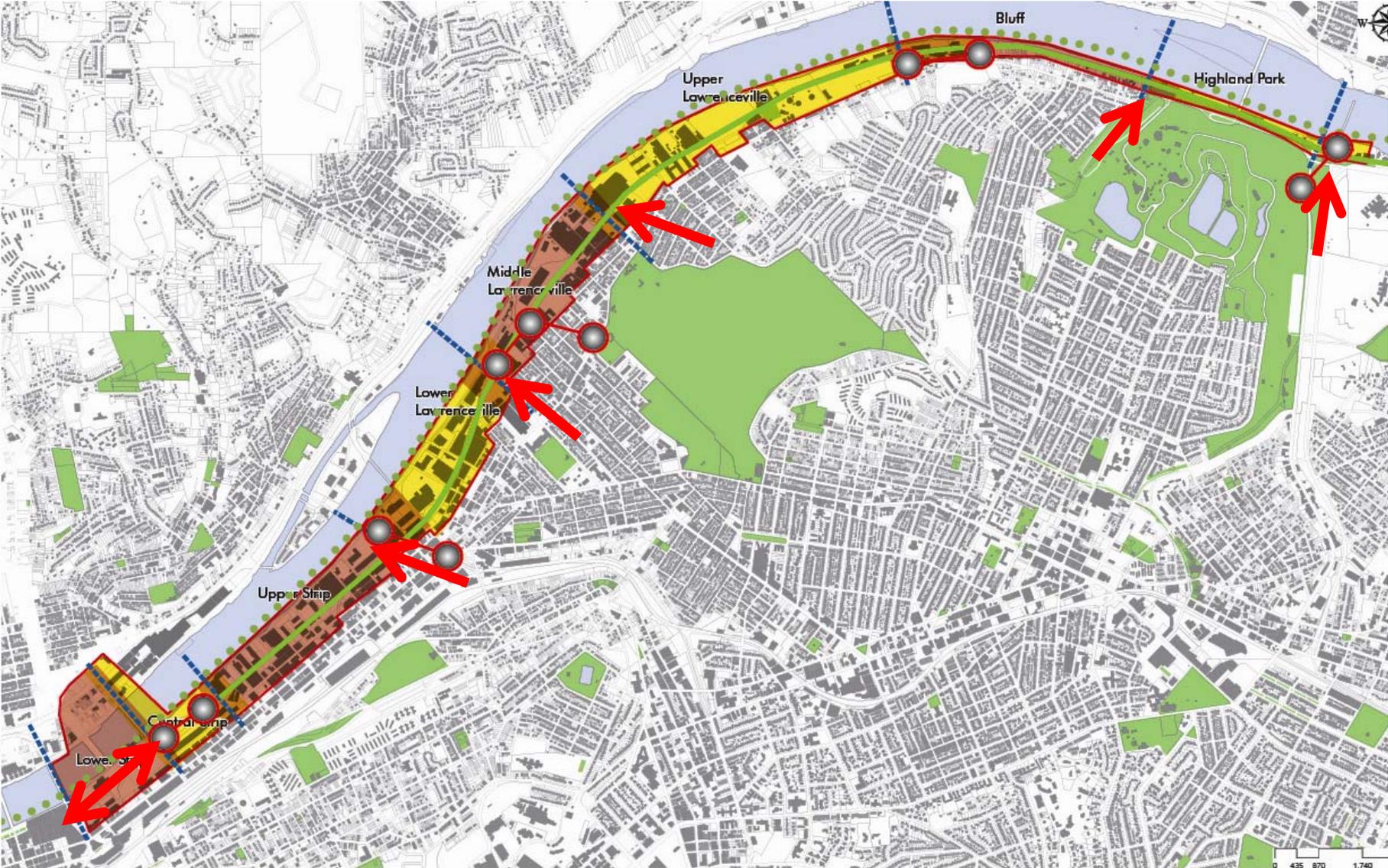
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Opportunities for Intervention



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- Four Tables
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- 15 minutes at each table before moving on to next table
- Summarize and Recap in 1 hour

- www.alleghenrivervision.blogspot.com
- Arch Pelley, Perkins Eastman
a.pelley@perkinseastman.com

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