Allegheny Riverfront Vision Plan

ECOLOGY	URBAN FORM	CONNECTIONS	MARKET
Cahill Associates/CH2M Hill Viridian Landscape Studio Continental Conservation	Perkins Eastman	Trans Associates Clear View Strategies	GSP Consulting

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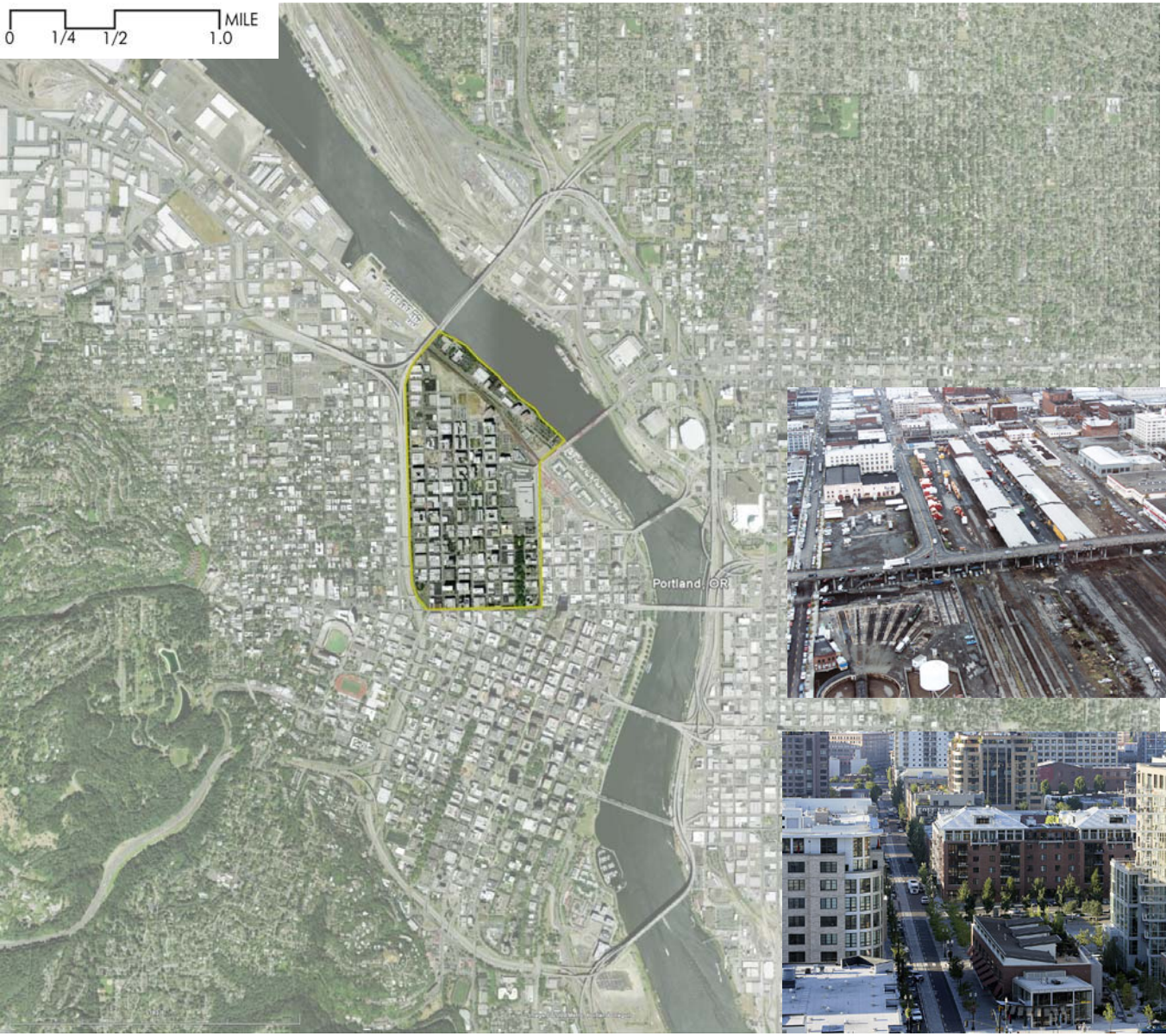
Precedent Cities

- Portland, OR- Pearl District
- Minneapolis, MN- Riverfront District
- Chattanooga, TN- Warehouse Row
- Cleveland, OH- Flats
- Philadelphia, PA- Northern Liberties
- Vancouver, BC- Dockside Green

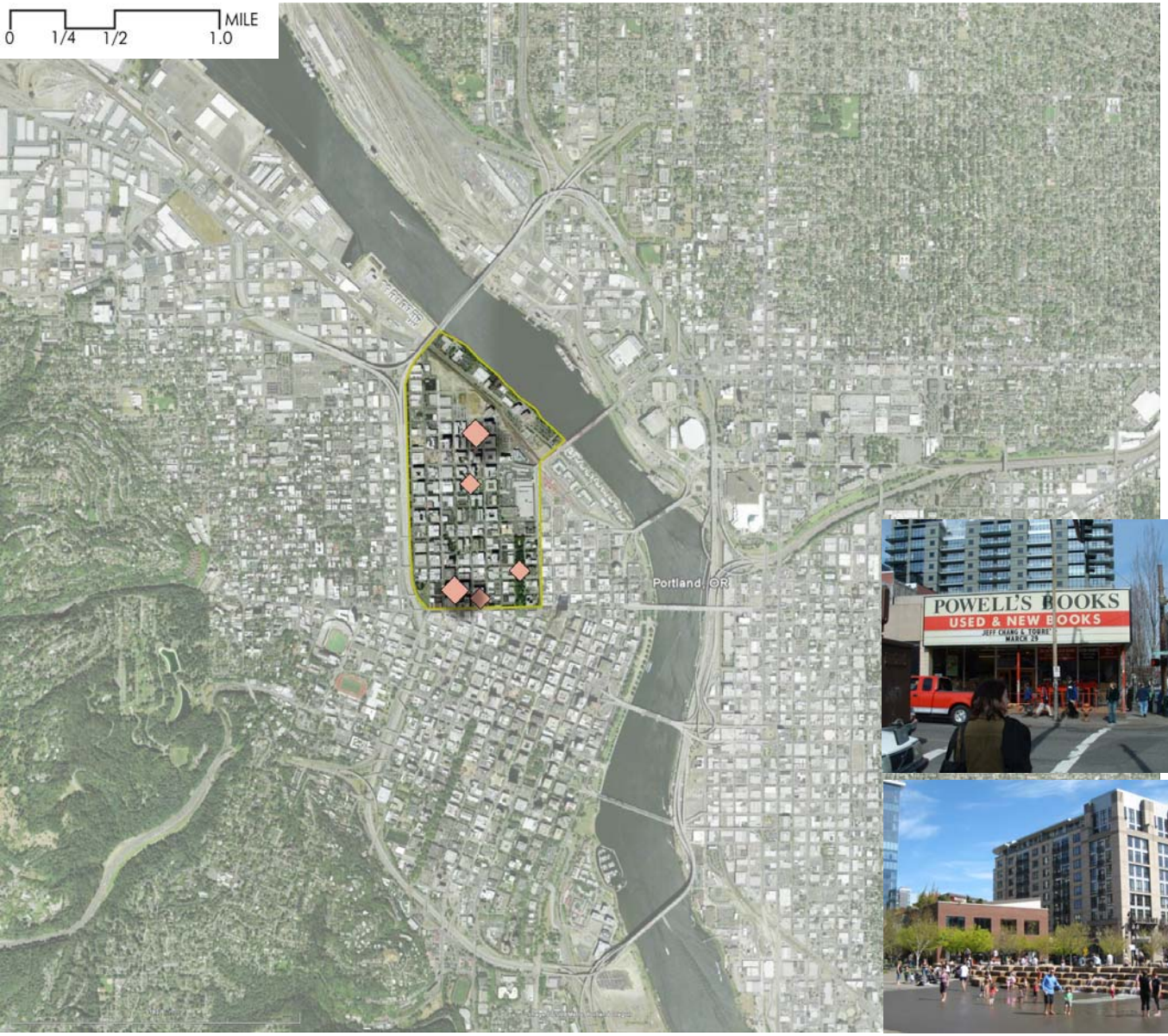
Portland, OR- Pearl District



Background

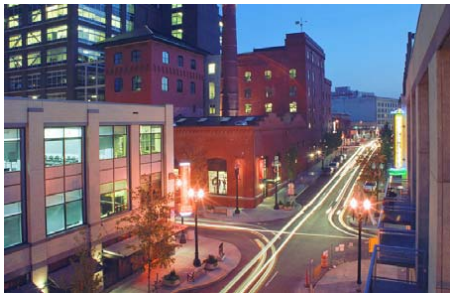
- Originally a wetland and lake that filtered water flowing from nearby hills into the Williamette River
- Area of warehouses with light industrial purposes and rail yard.
- Strong presence of artisits
- Revitalization of 34 brownfield acre site began in late 1990's

Portland, OR- Pearl District

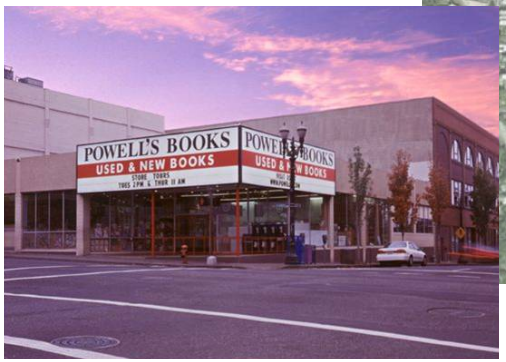


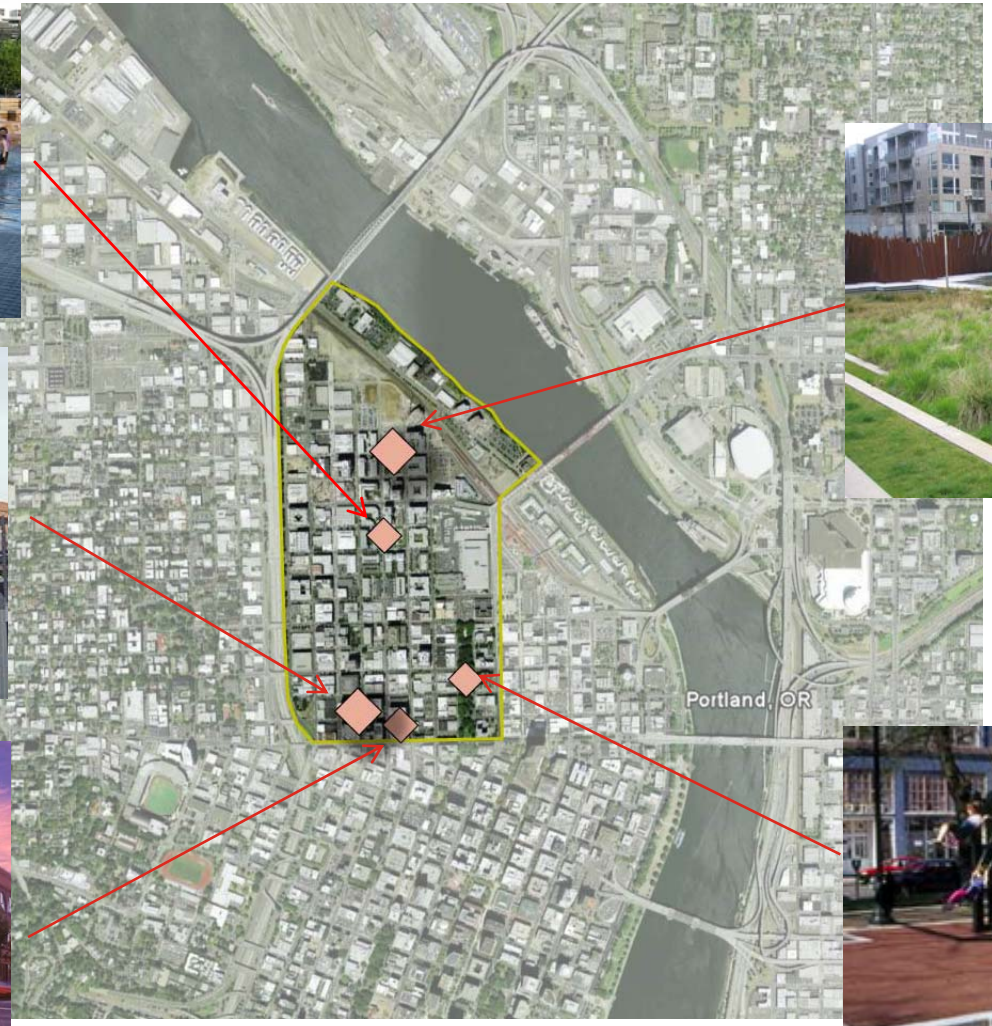
Amenities

- Within ½ mile of CBD
- Amenities within ¼ mile radius
  - Mixed use developments
  - Public open spaces
  - Walkable
  - More than 10 basic services

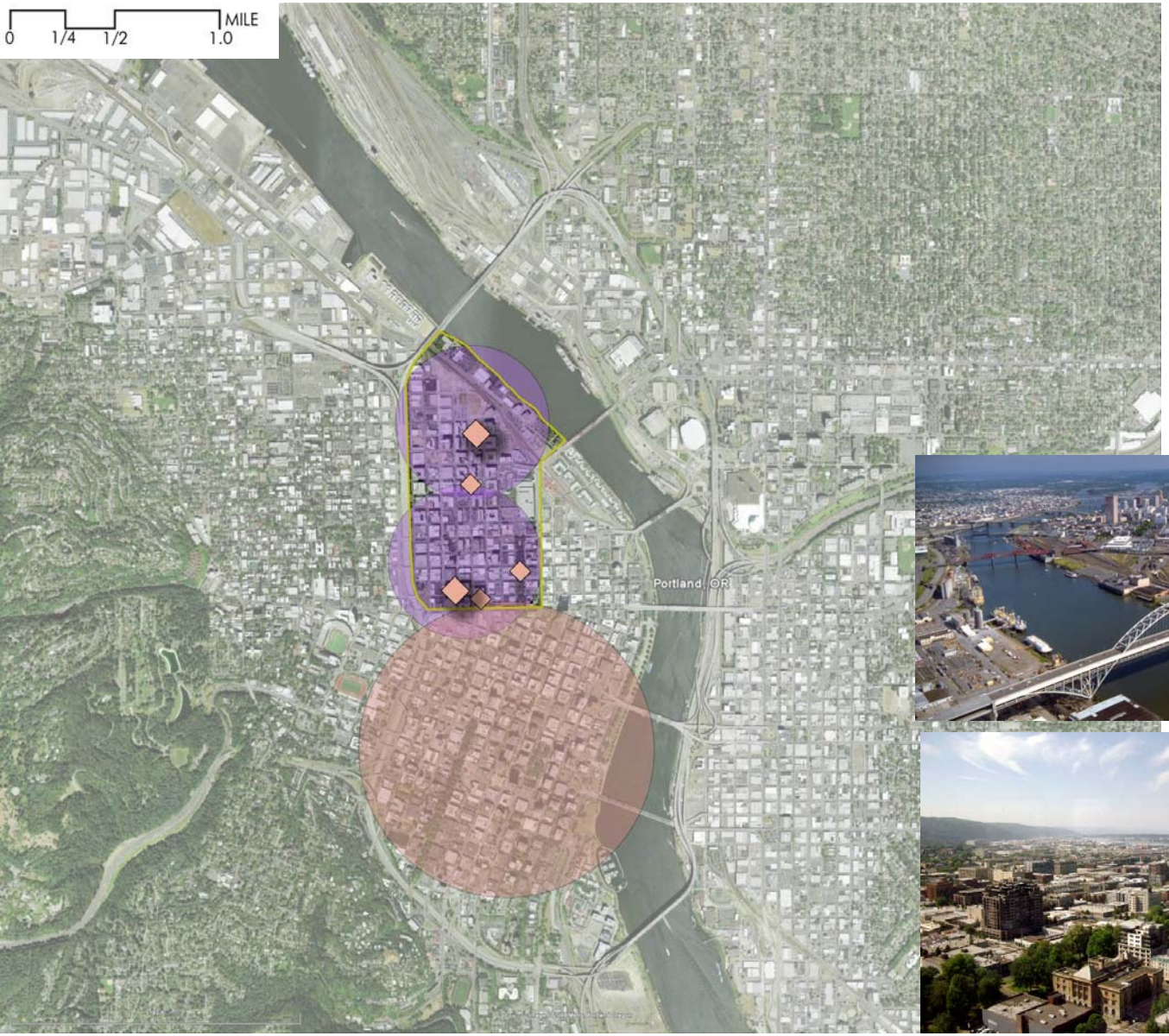


Portland, OR- Pearl District





Portland, OR- Pearl District



Anchors

- Hoyt Street Mixed- Use Development
- Tanner Springs Park, Jamison Square
- North Park Blocks
- Brewery Blocks
  - Adaptive reuse
- Powell's Book Store

Portland, OR- Pearl District

Connections

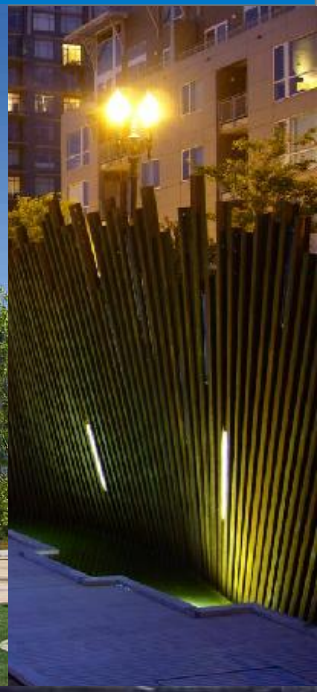
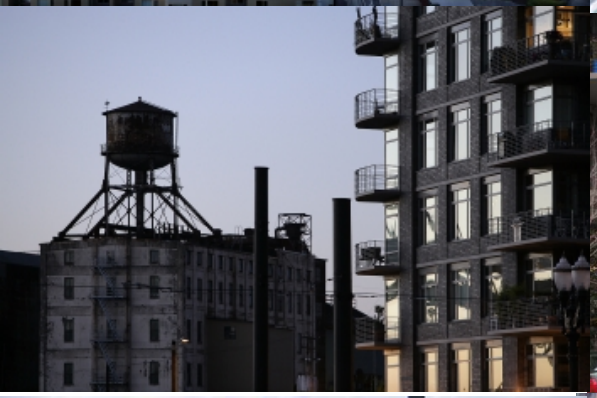
- Portland Street Car
  - Connects Pearl District, Northwest Portland, CBD, South Waterfront
- Pedestrian pathways connect to central city paths

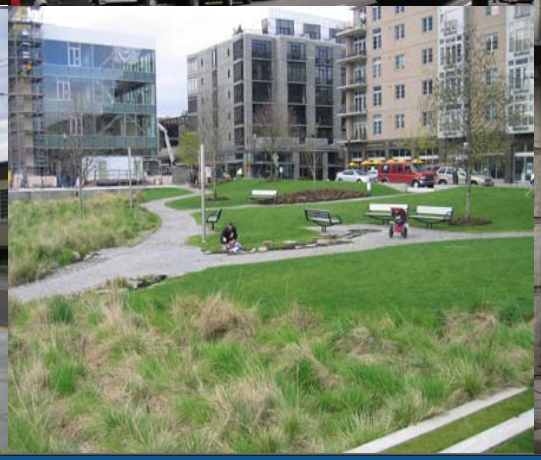
Sustainability

- Sierra Club named the Pearl District 'One of the Best New Developments' in 2005.
- The Brewery Blocks achieved LEED Gold
- Stormwater Control Plan
- Sustainability Policy:

"The North Pearl and surrounding neighborhoods shall be developed to maximize livability, be socially and economically sustainable and to promote eco system health, resulting as a model for carbon neutral and socially restorative community development"

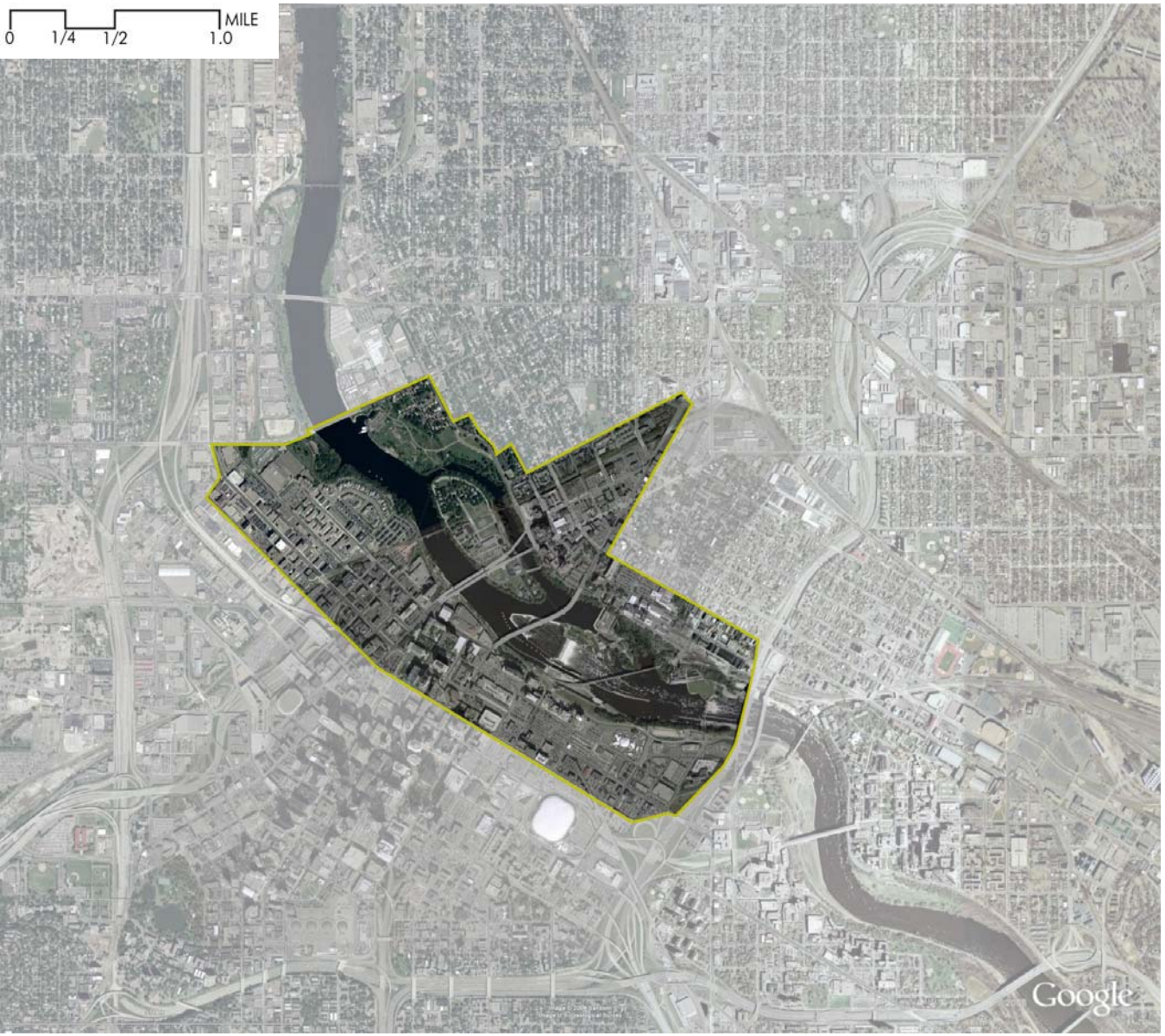
Portland, OR- Pearl District



ECOLOGY URBAN FORM CONNECTIONS MARKET

Minneapolis, MN- Riverfront District



Background

- Formally home to large flour milling industry
- Land was blighted and unused by the 1970s
- Plans for revitalization began in the 1970s
- Developed comprehensive plan early
- Riverfront Development was evolutionary and incremental
- Water Front Plan as component of a larger plan
- Development worked from pockets of strength in the existing neighborhood.
- Used overlay zoning techniques

Minneapolis, MN- Riverfront District

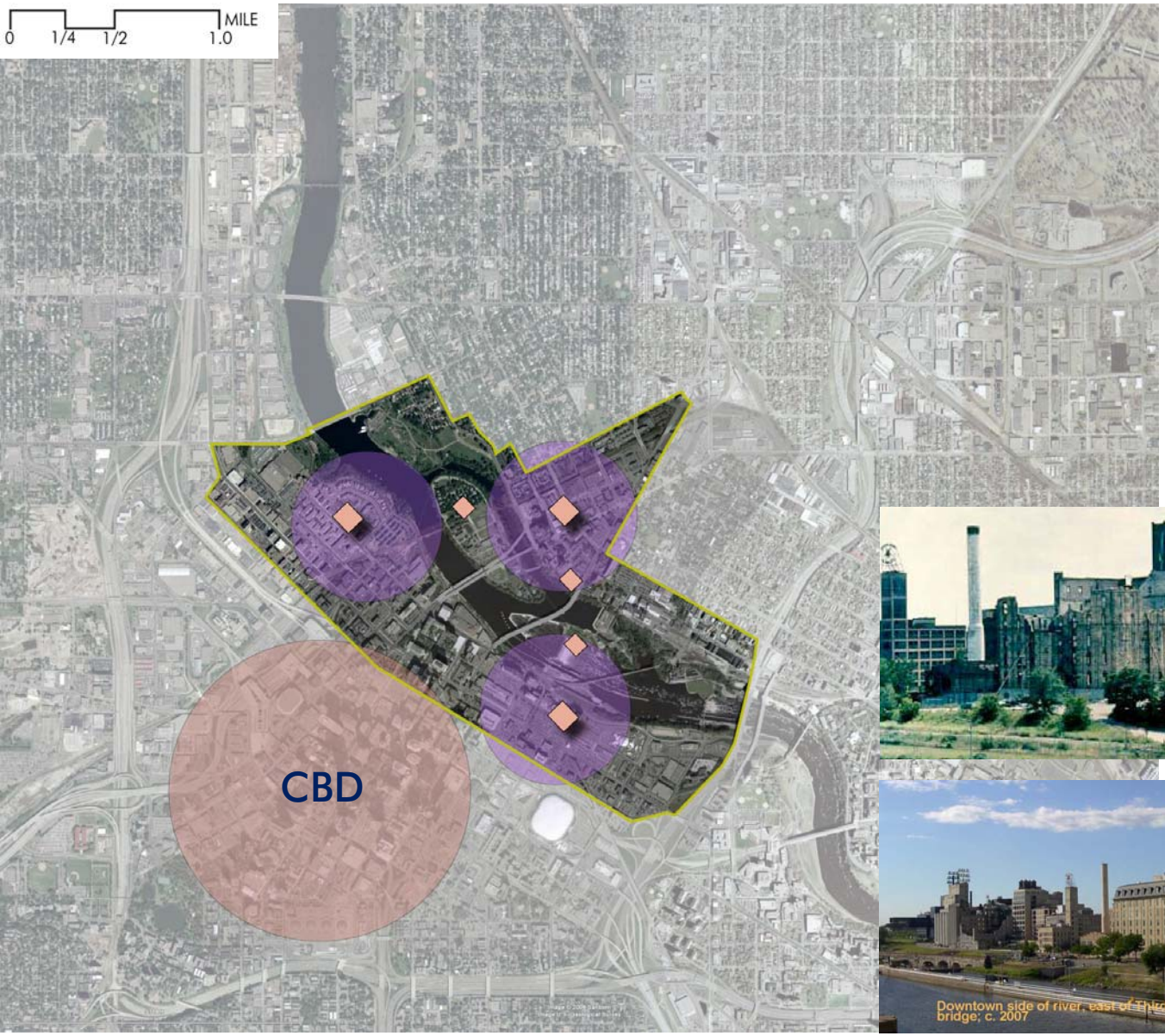
Amenities

- St. Anthony's Falls
- Historic Main Street
- Mills District
- Reused historic buildings and good building stock
- Developed integral parks and open space
- Strong residential component- increased densities

Minneapolis, MN- Riverfront District

ECOLOGY URBAN FORM CONNECTIONS MARKET

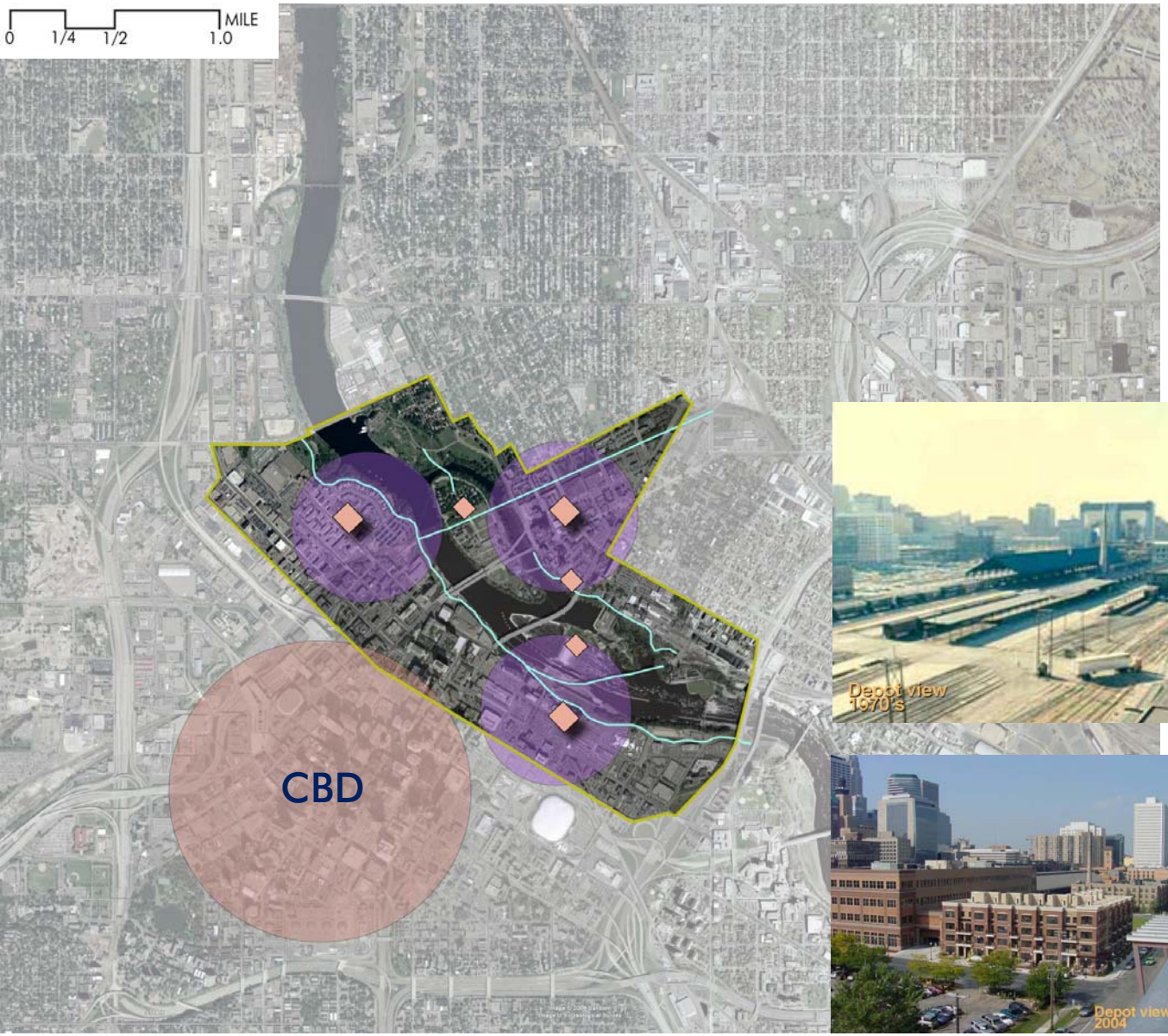
Minneapolis, MN- Riverfront District



Anchors

- Strong residential component within a ¼ mile radius of amenities
- Strong catalytic developments/ anchors ½ mile from each other
- Walk able
- Mix-use development
- Close proximity to CBD

Minneapolis, MN- Riverfront District



Connection

- Pedestrian and bike paths connect anchors
- Connection across river
- Parking Overlay Districts
  - Parking Density Bonuses

Phased Development

Sustained Investment

1975-1980

- Parks
- Development projects

1981-1990

- Parks
- Other public infrastructure
- Development projects

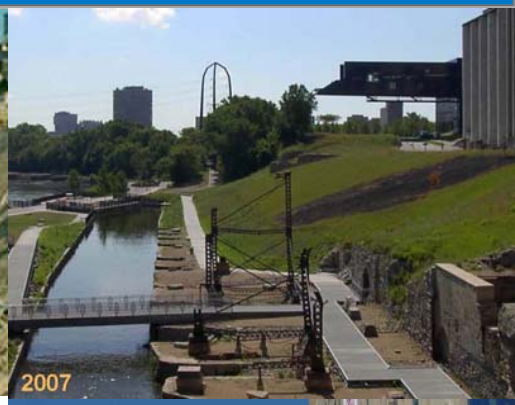
1991-2000

- Parks
- Other public infrastructure
- Development projects

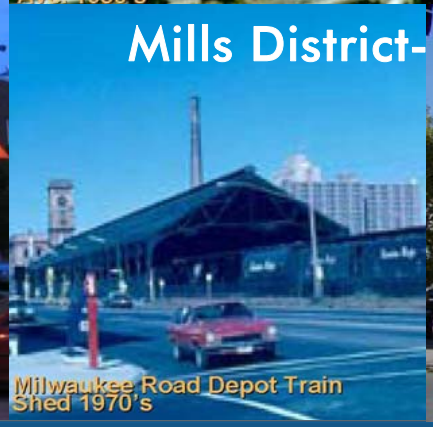
2001-2010 (incl. current proposals)

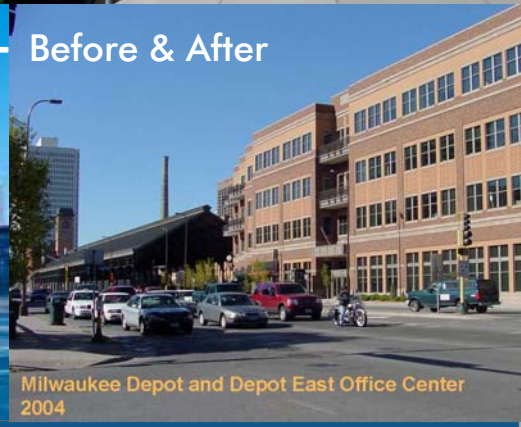
- Parks
- Other public infrastructure
- Development projects

Minneapolis, MN- Riverfront District



Mills District- Before & After





ECOLOGY URBAN FORM CONNECTIONS MARKET

Chattanooga, TN- Warehouse Row

Background

- Was the site early for a series of railroad warehouses in early 1900's
- Transformed into an outlet shopping center in late 1980s
- Part of the Prime Outlets family

Chattanooga, TN- Warehouse Row

Amenities

- Close proximity to CBD
- Residential Development
- Access to waterfront activities

Chattanooga, TN- Warehouse Row

Chattanooga, TN- Warehouse Row

Anchors

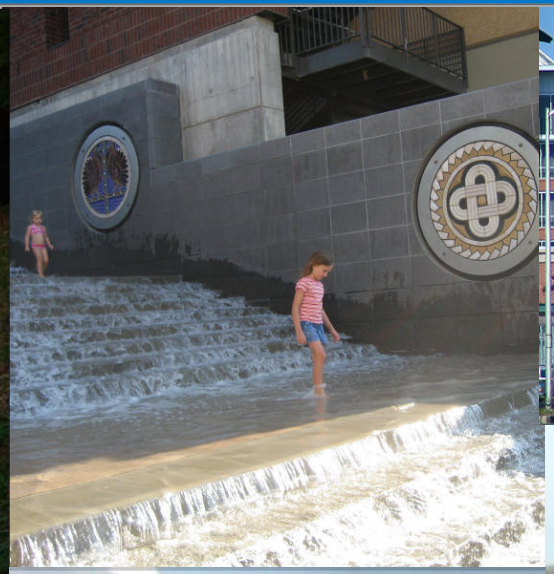
- Warehouse Row Shopping Outlet
- Chattanooga Convention Center

Chattanooga, TN- Warehouse Row

Connections

- No pedestrian/ bike path in district
- Walnut Street pedestrian bridge
- Free electric shuttle connecting opposing riversides

Chattanooga, TN- Warehouse Row



ECOLOGY URBAN FORM CONNECTIONS MARKET

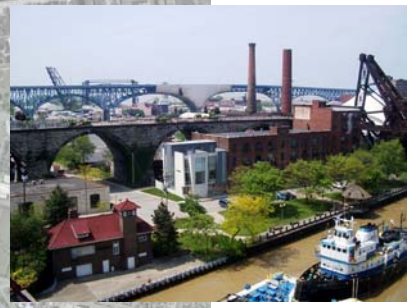
Cleveland, OH- Flats

Background

- Industrial site that was converted into a destination oriented entertainment zone.
- Once the largest concentration of bars in the mid-west.
- Had a 'spring-break' like atmosphere.
- Due to poor law enforcement, rise in crime and poor adherence to building and fire code many bars were shut down.
- The area gained a reputation of crime.
- Competing Warehouse District drew crowds away.
- Zoning has not changed.
- Plans for re-development as part of The Waterfront District Plan have begun.

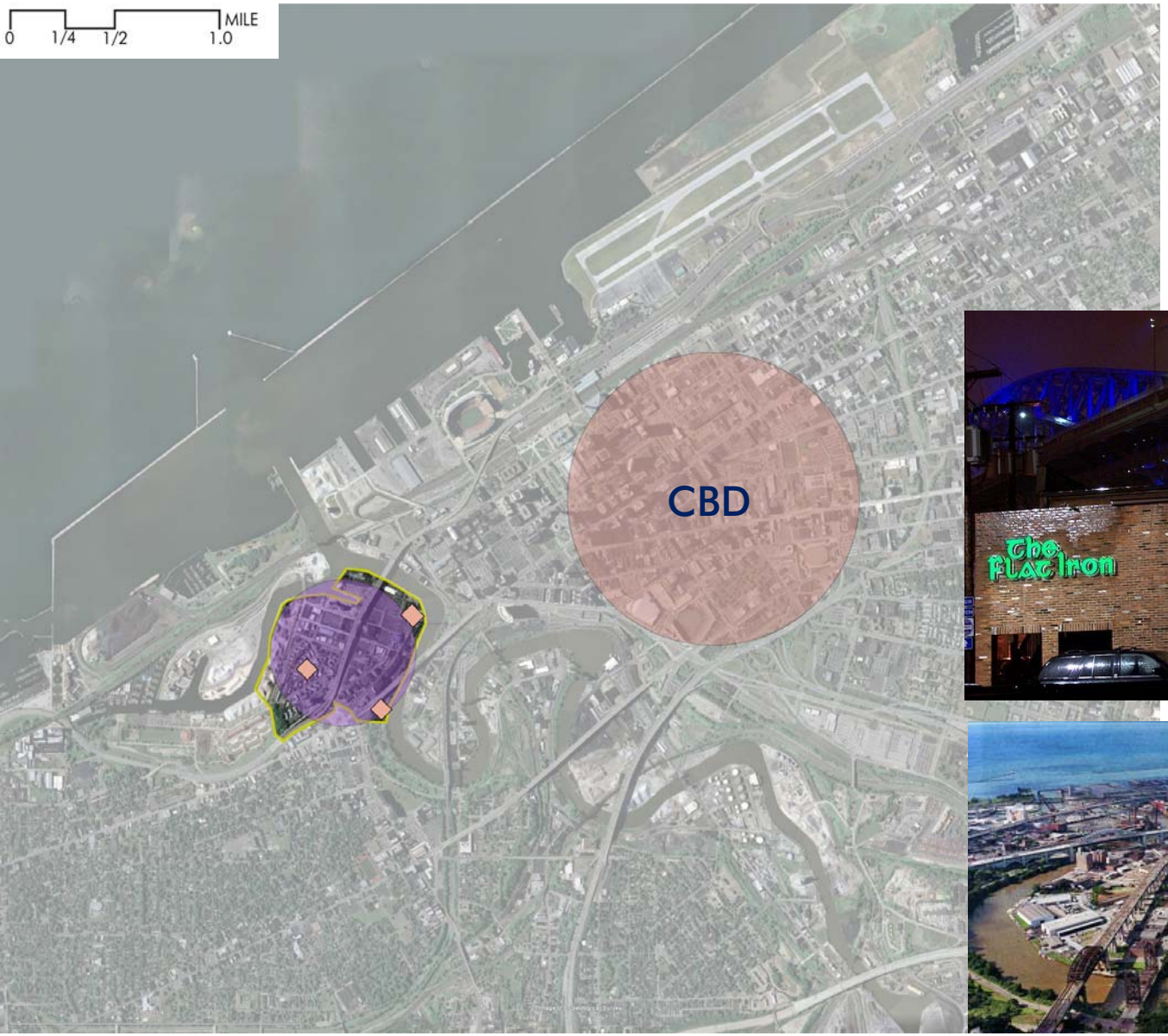
Amenities

- Lack of amenities
- Affordable housing Development
- Power House (West Bank)
- Walking Trails along riverfront. (West bank)



Cleveland, OH- Flats

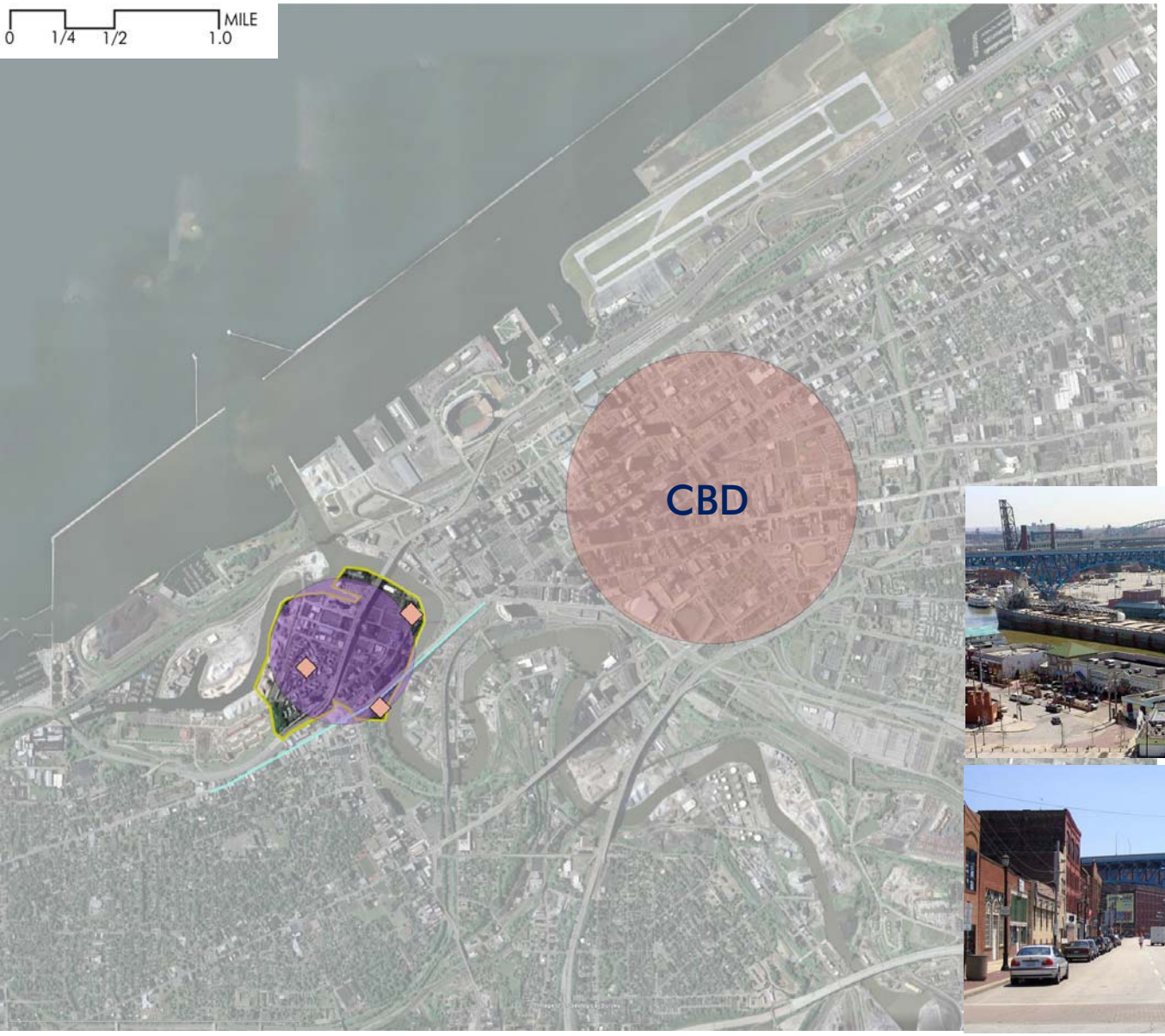
Cleveland, OH- Flats

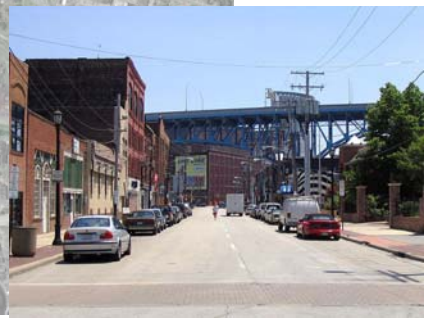


Anchors

- Lack of anchors.
- All amenities are located on the West Bank.
- No linkage to CBD.

Cleveland, OH- Flats

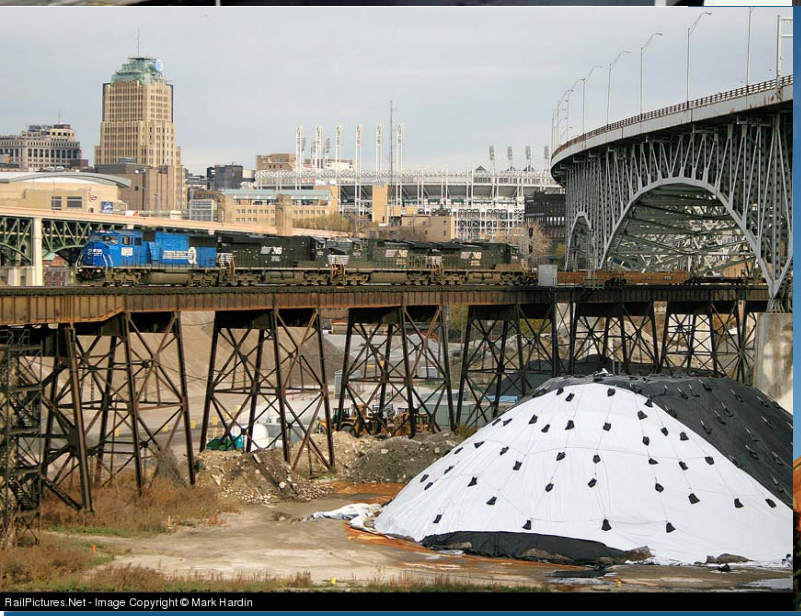




Connection

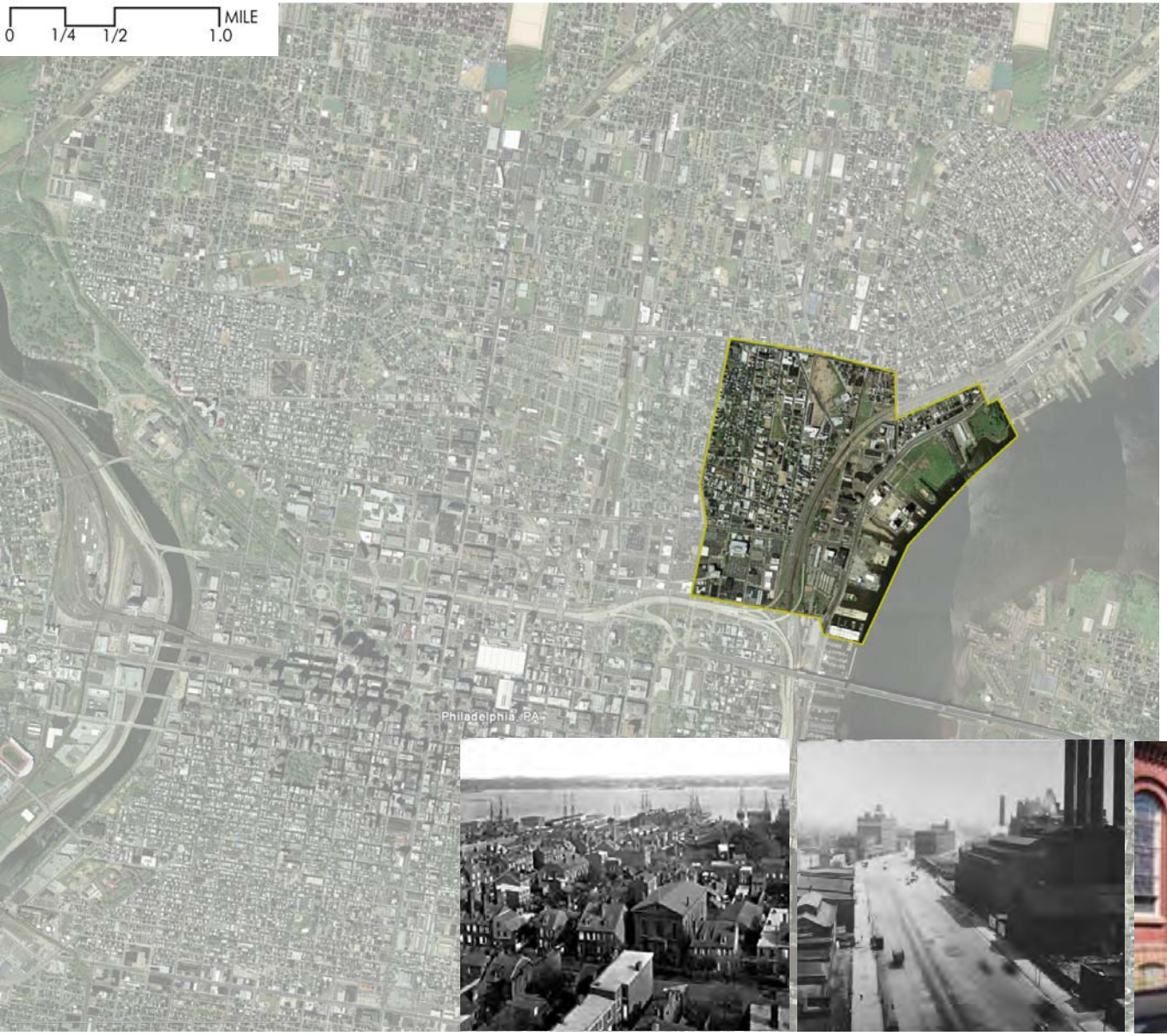
- Lack of connection to the surrounding areas.
- Plans for pedestrian and bike trails are part of proposed The Waterfront District Plan.
- Difficult to access existing bike lines on nearby bridge.
- Inadequate parking.

Cleveland, OH- Flats



ECOLOGY URBAN FORM CONNECTIONS MARKET

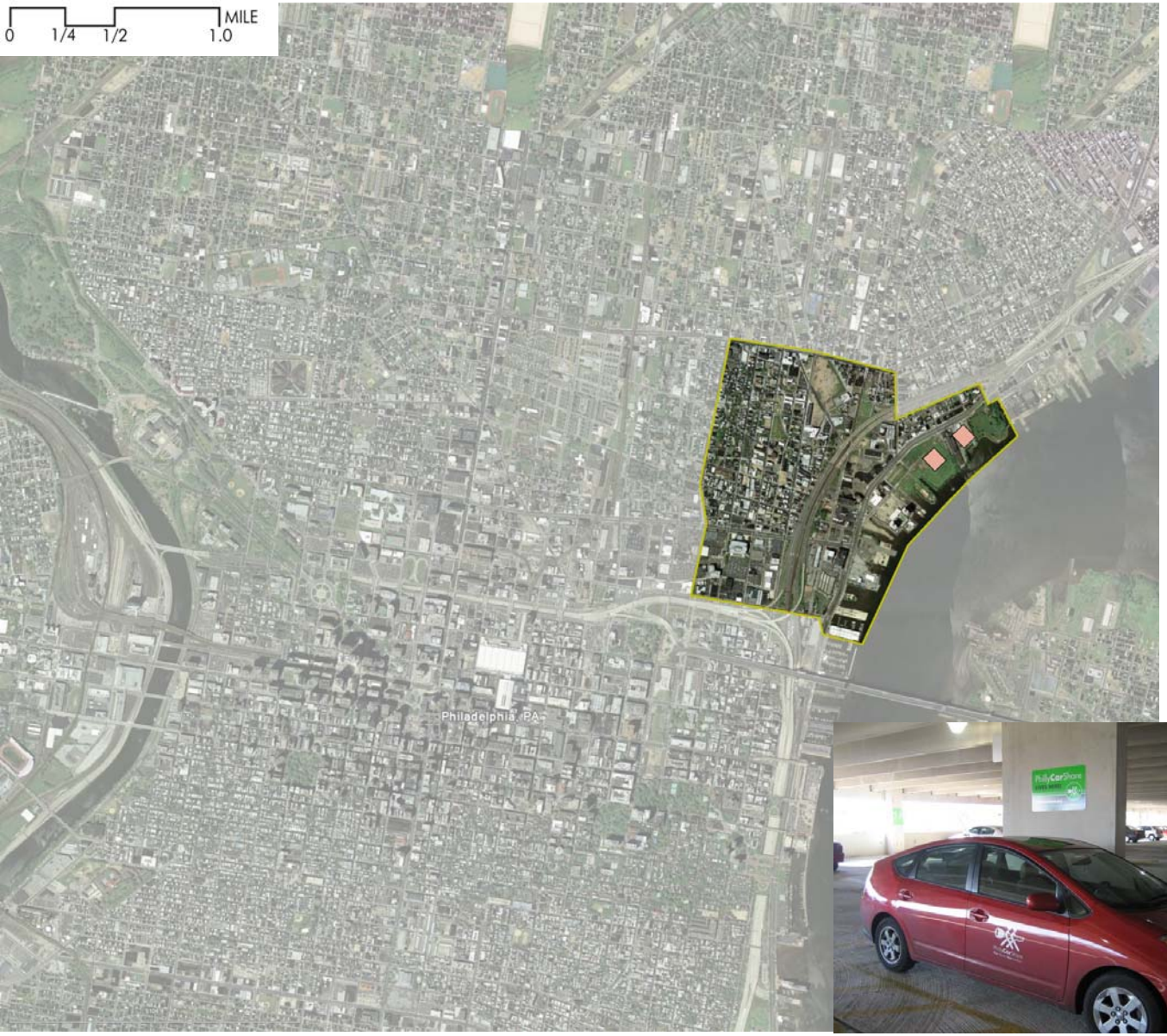
Philadelphia, PA- Northern Liberties



Background

- Waterfront was source of jobs and economy during industrial era
  - Workers lived nearby
  - Delaware Ave became community's main street
- Industry declined resulting in job loss
- I-95 divides the waterfront from the Northern Liberties community

Philadelphia, PA- Northern Liberties



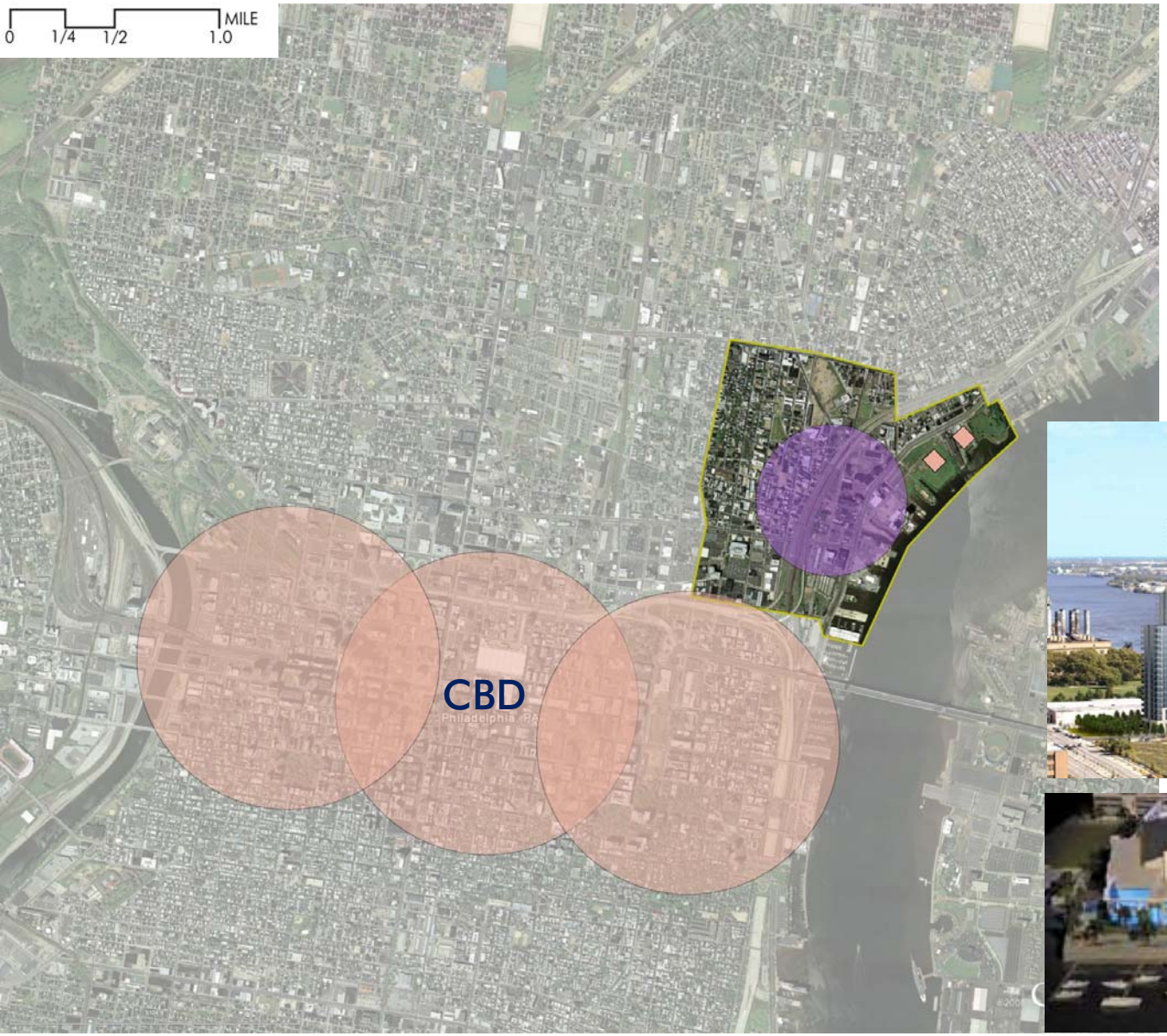
Amenities

- Close proximity to CBD
- Mixed use developments within ¼ mile
- Pedestrian friendly
- Penn Treaty Park

Philadelphia, PA- Northern Liberties

ECOLOGY URBAN FORM CONNECTIONS MARKET

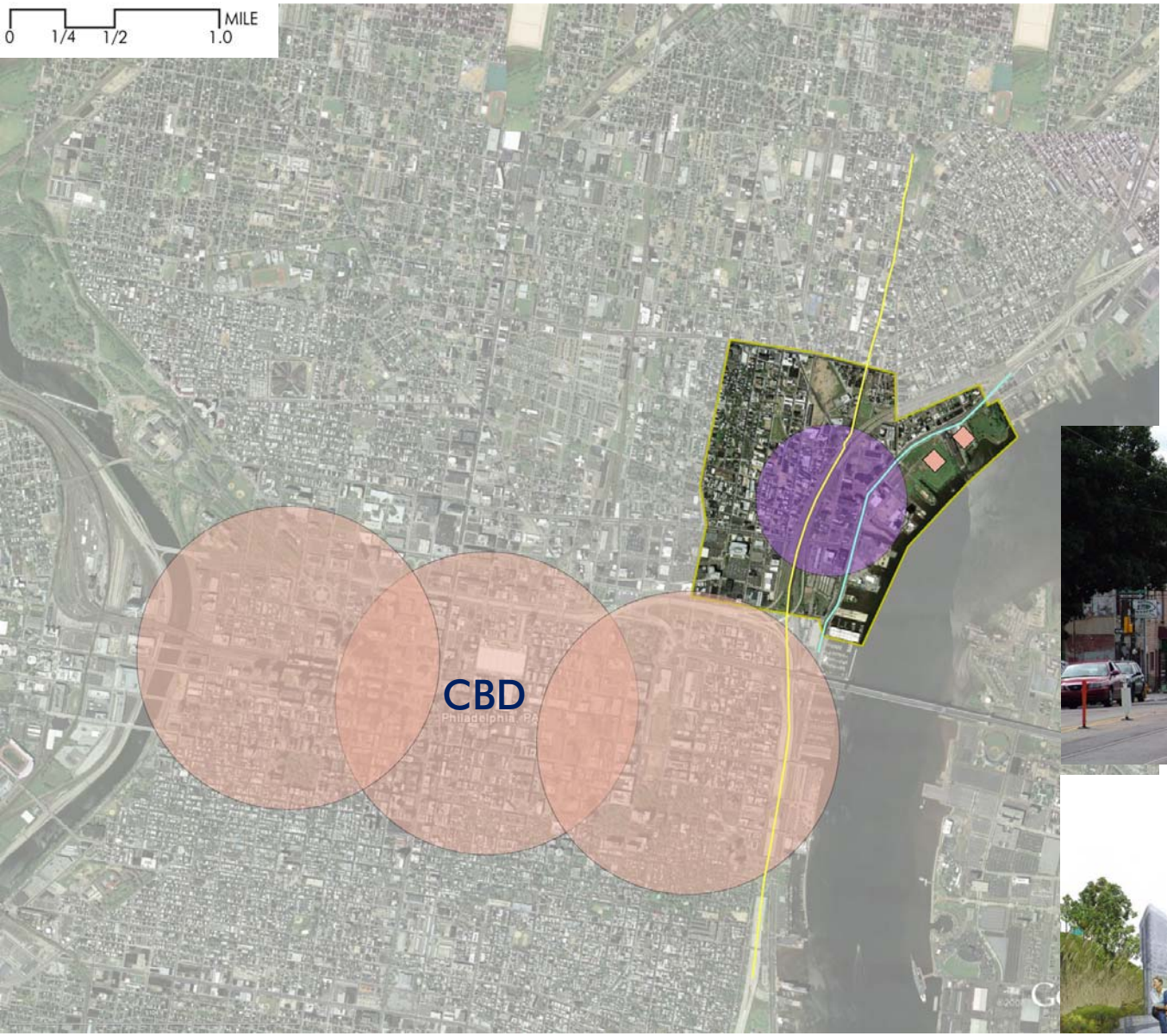
Philadelphia, PA- Northern Liberties



Anchors

- Penn Treaty Residential Tower
- Sugar House and Foxwood Casino

Philadelphia, PA- Northern Liberties



Connections

- Pedestrian & bicycle pathways
- Served by Market Frankford light rail line and Girard Avenue Trolley
- Connects to Frankford Avenue Transportation Center
  - Multi-modal with light rail and busses

Philadelphia, PA- Northern Liberties

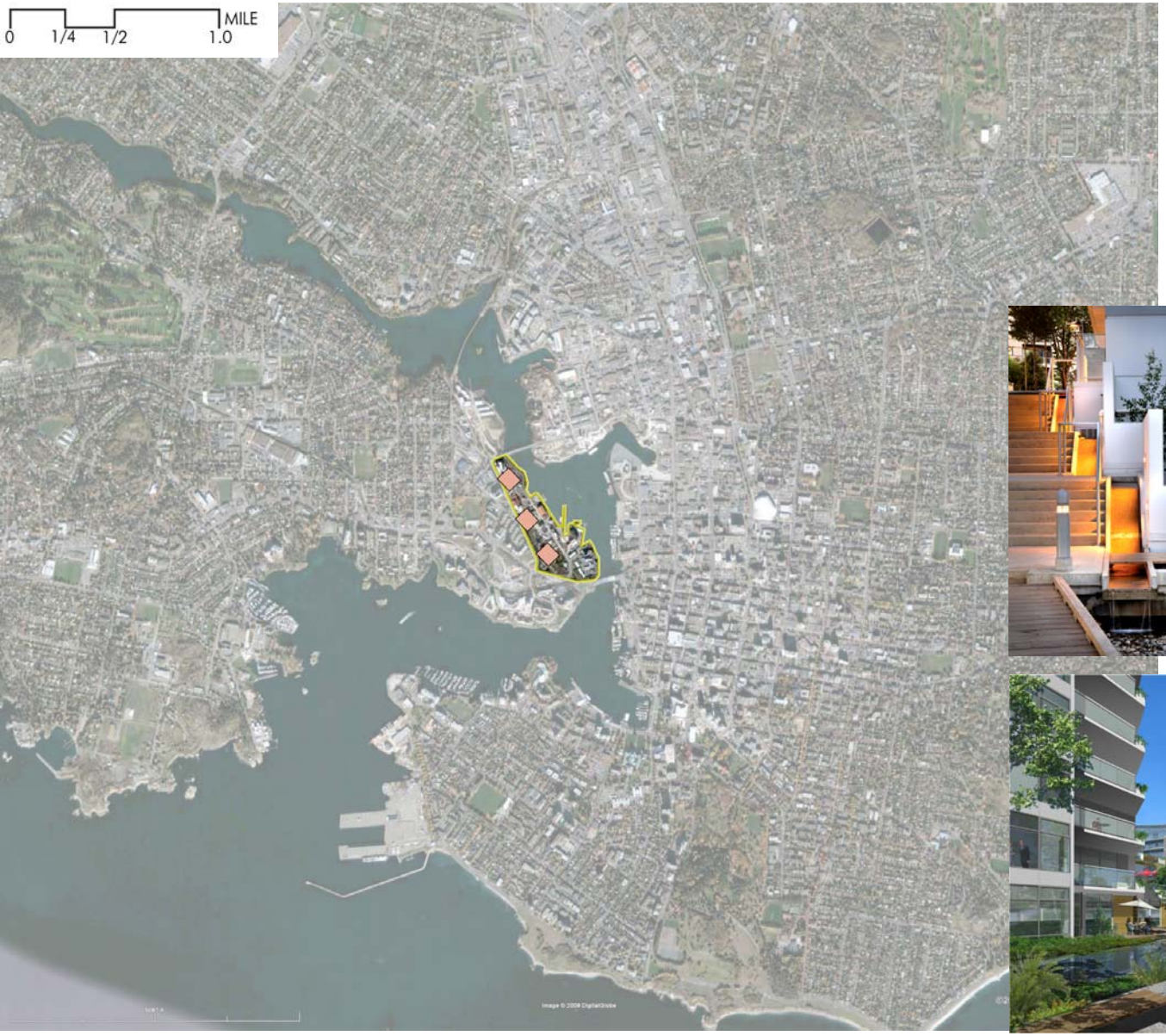
ECOLOGY URBAN FORM CONNECTIONS MARKET

Vancouver/Victoria, BC- Dockside Green

Description

- Former shipyard and brownfield
- One developer- Windmill West
- Developed comprehensive plan early
- Land re-zoned to establish design guidelines
- Strong focus on ecology

Vancouver/Victoria, BC- Dockside Green

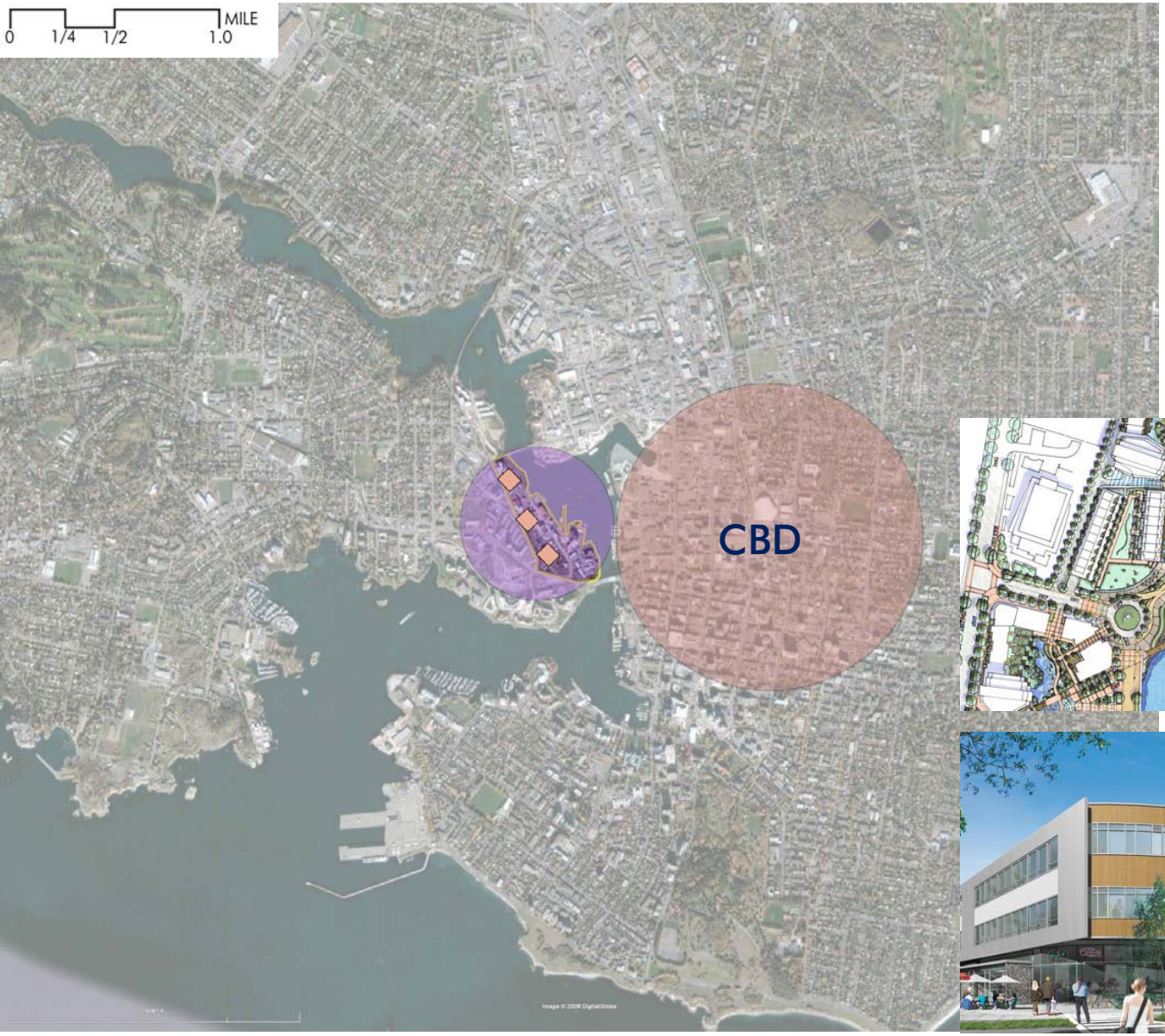


Amenities

- 3 Phases of development, first phase will be complete in 2009.
- Strong residential component
- Mix-Use oriented
- All storm water treated onsite

Vancouver/Victoria, BC- Dockside Green

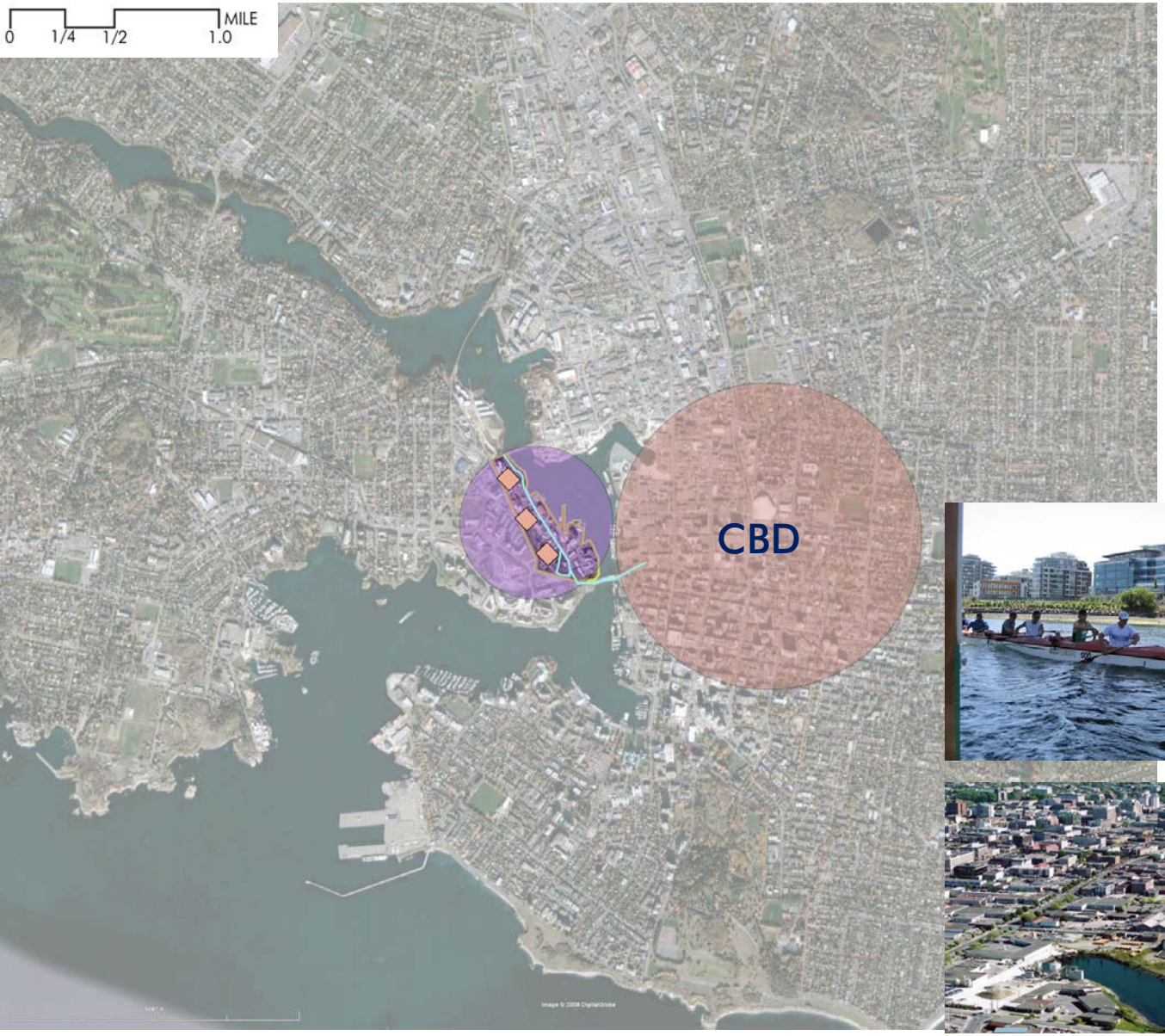
Vancouver/Victoria, BC- Dockside Green



Anchors

- Walkable development
- Close proximity to CBD
- Strong residential components planned as anchors in development

Vancouver/Victoria, BC- Dockside Green

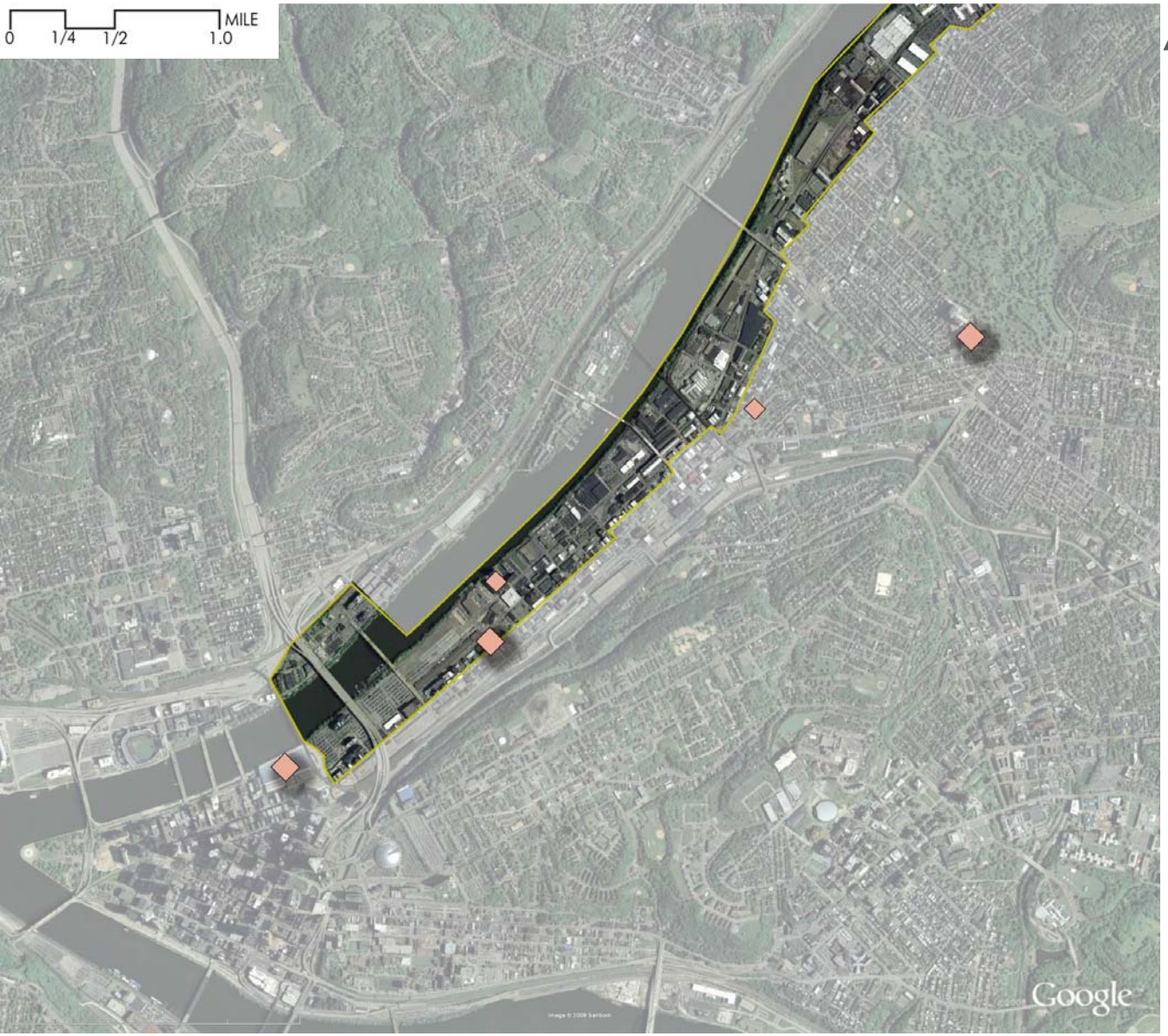


Connection

- Connection to CBD
- Pedestrian/ Bike path connect each phase of the development.
- Vehicle sharing program and mini- mass transit will be established.
- Limited parking for residents to encourage the use of mass transit.

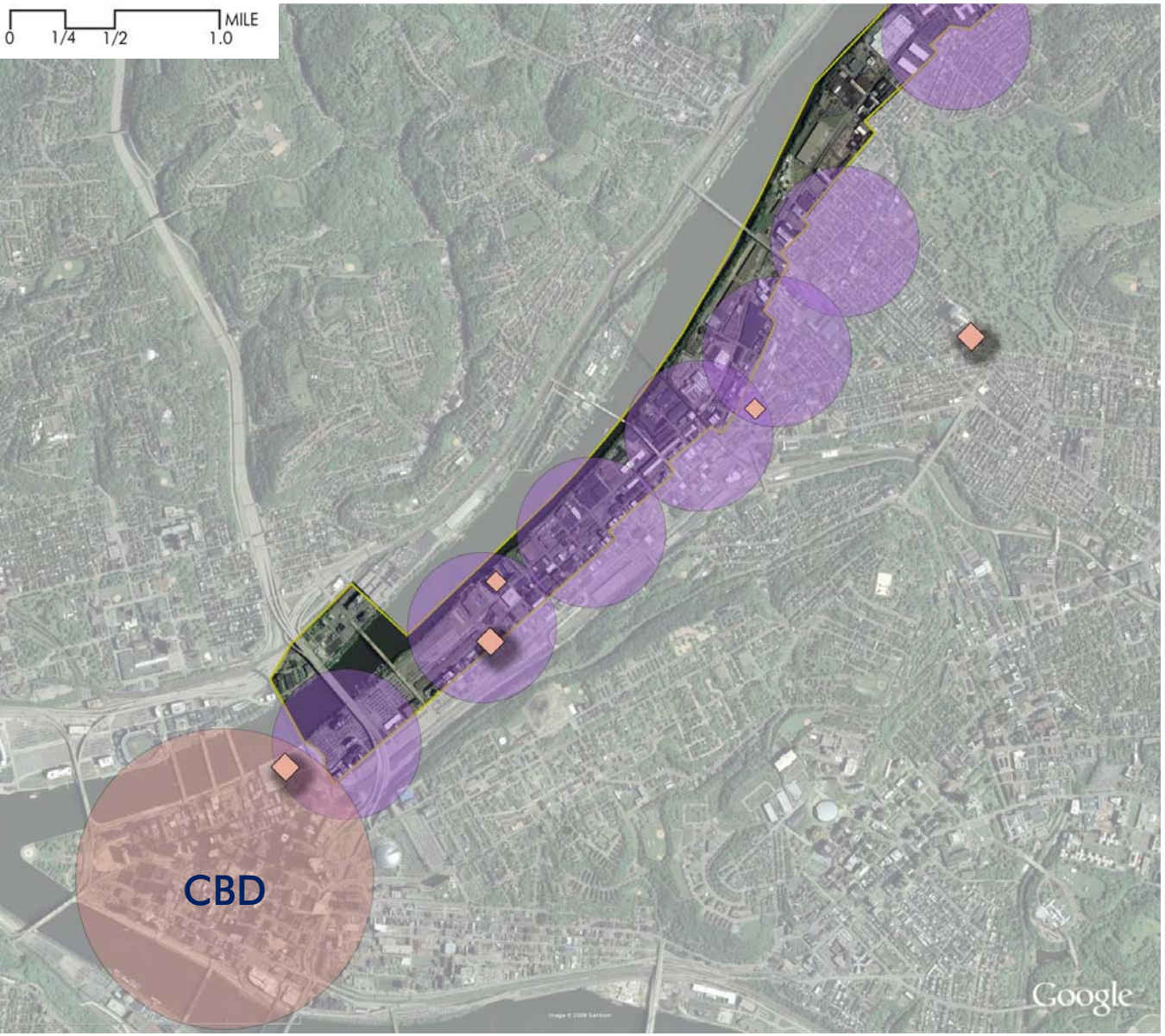
Vancouver/Victoria, BC- Dockside Green

ECOLOGY URBAN FORM CONNECTIONS MARKET



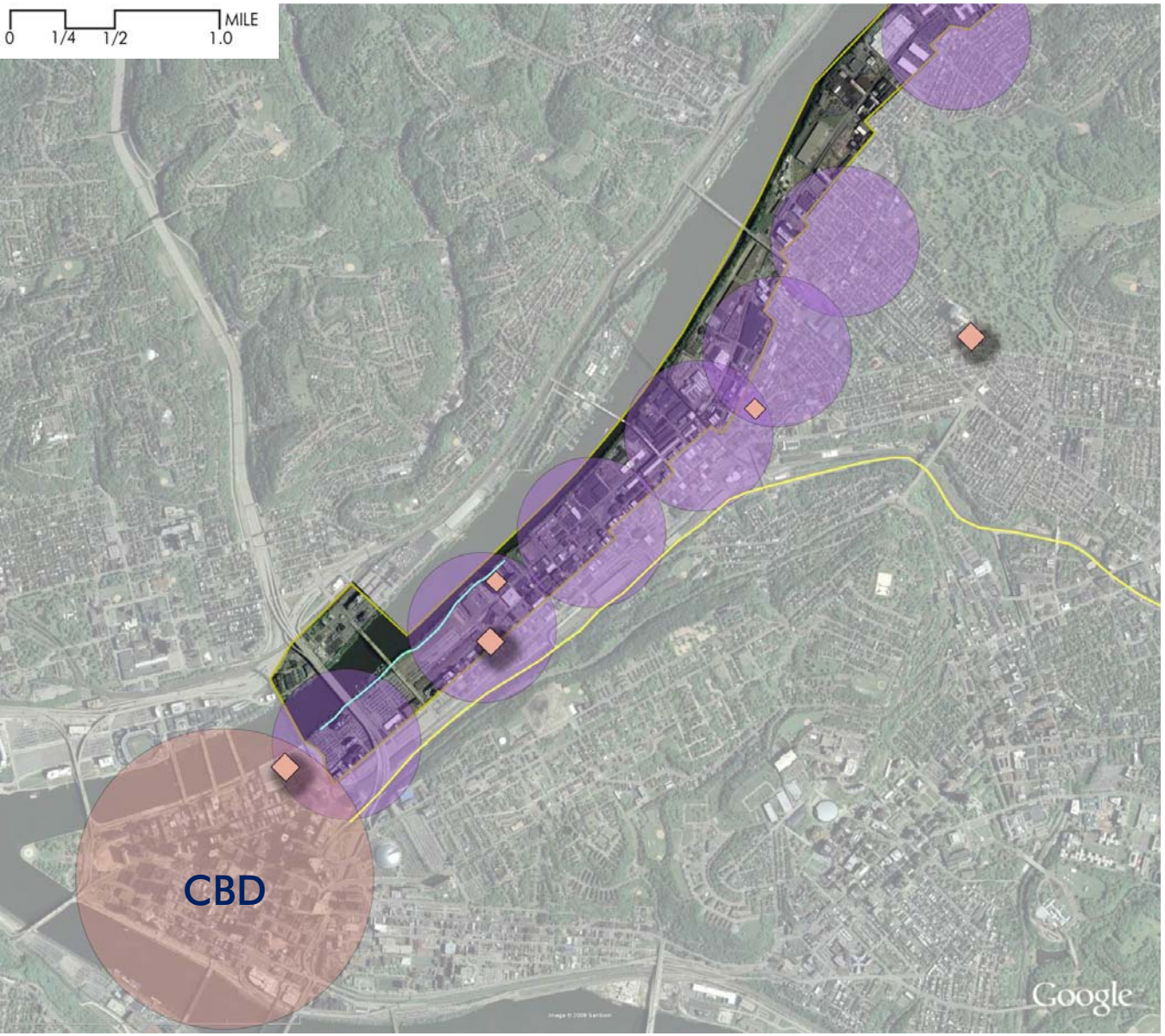
Amenities

- Convention Center
- The Strip District
- Cork Factory Lofts
- Doughboy Square
- Children's Hospital



Potential ¼ Mile Anchors

- Heinz History Center
- The Strip District
- Cigar Lofts
- 32nd Street
- LoLa
- Central Lawrenceville
- Upper Lawrenceville



Connections

- Riverfront Trail
- Busway

Precedent Study Matrix

	CHATTANOOGA	CLEVELAND	MINNEAPOLIS	PHILADELPHIA	PORTLAND
Planning Process					
Developed Comprehensive Plan Early			●	●	●
Evolutionary and Incremental			●	●	●
Used Variety of Tools for Public and Private Investment				●	●
Used Overlay Zoning Techniques			●	(zoning change)	●
Ecology					
Water Front Plan as Component of a Larger District Plan	(separate plan)	(started now)	●	●	●
Stormwater Management Plan / Standards			●	●	●
Landscape / Ecological Plan / Standards			●	●	
Urban Form					
Developed Amenities for Residents within 1/4 Mile Radius			●	●	●
Developed Integral Parks and Open Space		(started now)	●	●	●
Strong Catalytic Developments / Anchors within 1/2 Mile of Each Other			●	●	●
Retained / Reused Historic and Good Building Stock	●	●	●	●	●
Increased Densities / F.A.R. by Zoning			●	●	●
Connections					
New Pedestrian / Bicycle Connections	●	(started now)	●	(planned)	●
Transit Oriented Development				●	●
Parking Overlay Districts			●		●
Market					
Multi-Use Oriented			●	●	●
Residential Uses Provided	●		●	(planned)	●
Sustained Public Investment Over Long Period			●	●	●
Plan Develped Around Local Users			●	●	●
Phased Developments / Investments			●	(planned)	●
Destination Oriented as Primary Intention	●	●			

Precedent Study Matrix

	CHATTANOOGA	CLEVELAND	MINNEAPOLIS	PHILADELPHIA	PORTLAND
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Developed Comprehensive Plan Early			●	●	●
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New Pedestrian / Bicycle Connections	●	(started now)	●	(planned)	●
Transit Oriented Development				●	●
Parking Overlay Districts			●		●
Market					
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Residential Uses Provided	●		●	(planned)	●
Sustained Public Investment Over Long Period			●	●	●
Plan Develped Around Local Users			●	●	●
Phased Developments / Investments			●	(planned)	●
Destination Oriented as Primary Intention	●	●			

Allegheny Riverfront Vision Plan

ECOLOGY	URBAN FORM	CONNECTIONS	MARKET
Cahill Associates/CH2M Hill Viridian Landscape Studio Continental Conservation	Perkins Eastman	Trans Associates Clear View Strategies	GSP Consulting

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