



WATERFRONTS THAT WORK

Pittsburgh, Pennsylvania
Thursday, March 16, 2017

Hosted by



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#WaterfrontSummit

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Course Description

The Waterfronts that Work Summit is an opportunity for the public to learn about the City of Pittsburgh's Riverfront Zoning project, as well as to engage with leaders and innovators from cities across the country about issues related to waterfront development. A panel discussion will answer questions and topics of concern from the public, and will be followed by opportunities for questions from attendees.

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Learning Objectives

At the end of the this course, participants will be able to:

1. Understand the goals of the City of Pittsburgh's Riverfront Zoning Project.
2. Gain insights into what Pittsburghers identify as the riverfronts' most pressing challenges and opportunities.
3. Recognize how other cities are using their waterfronts to meet their economic, environmental and recreational goals.
4. Discuss the challenges that other cities' waterfronts have faced and how they have been / are being addressed.

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Summit Agenda

WELCOME by Raymond W. Gastil, AICP Director of City Planning, City of Pittsburgh

PANELIST PRESENTATIONS

- Uwe S. Brandes: *Director, Masters Program in Urban & Regional Planning, Georgetown University*
- Troy Doss: *Senior Planner, Central City Team at the Bureau of Planning & Sustainability, City of Portland, OR*
- Charles C. Graves III: *Director, Department of City Planning for the City of Cincinnati, OH*
- Alyssa Remington: *Economic Development Specialist, City of Milwaukee, WI*
- Robert D. Rivers: *Executive Director, City Planning Commission, City of New Orleans, LA*

Q&A, moderated by Ray Gastil

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CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

Riverfront IPOD

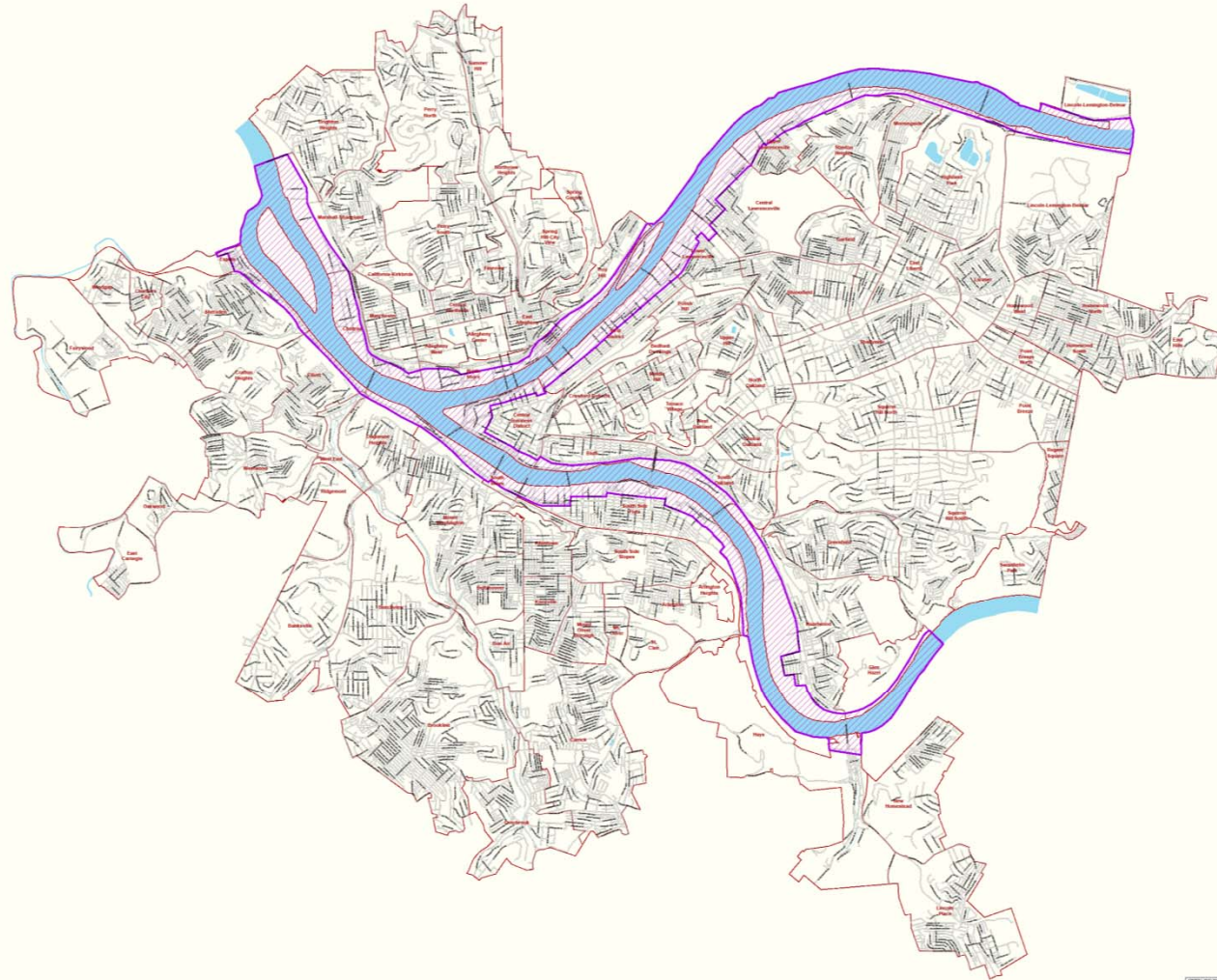
MAP KEY

-  Riverfront IPOD
-  Street
-  Neighborhood
-  Water



Miles
0 0.25 0.5

Map Prepared on September 28th, 2015
Map Prepared by Michael Smith, GIS Manager
CITY OF PITTSBURGH DEPARTMENT OF CITY PLANNING
200 Ross Street, 6th Floor
Pittsburgh, PA 15219
Phone: (412) 255-2886
Fax: (412) 255-2899



What's the Solution?

Riverfront Zoning Process

A community-informed process to establish an approach to land development that is responsive to the City's changing economy, and that recognizes and accommodates the diverse uses and characteristics of Pittsburgh's riverfronts.



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Reflections on Re-zoning the Waterfront in Washington, D.C.

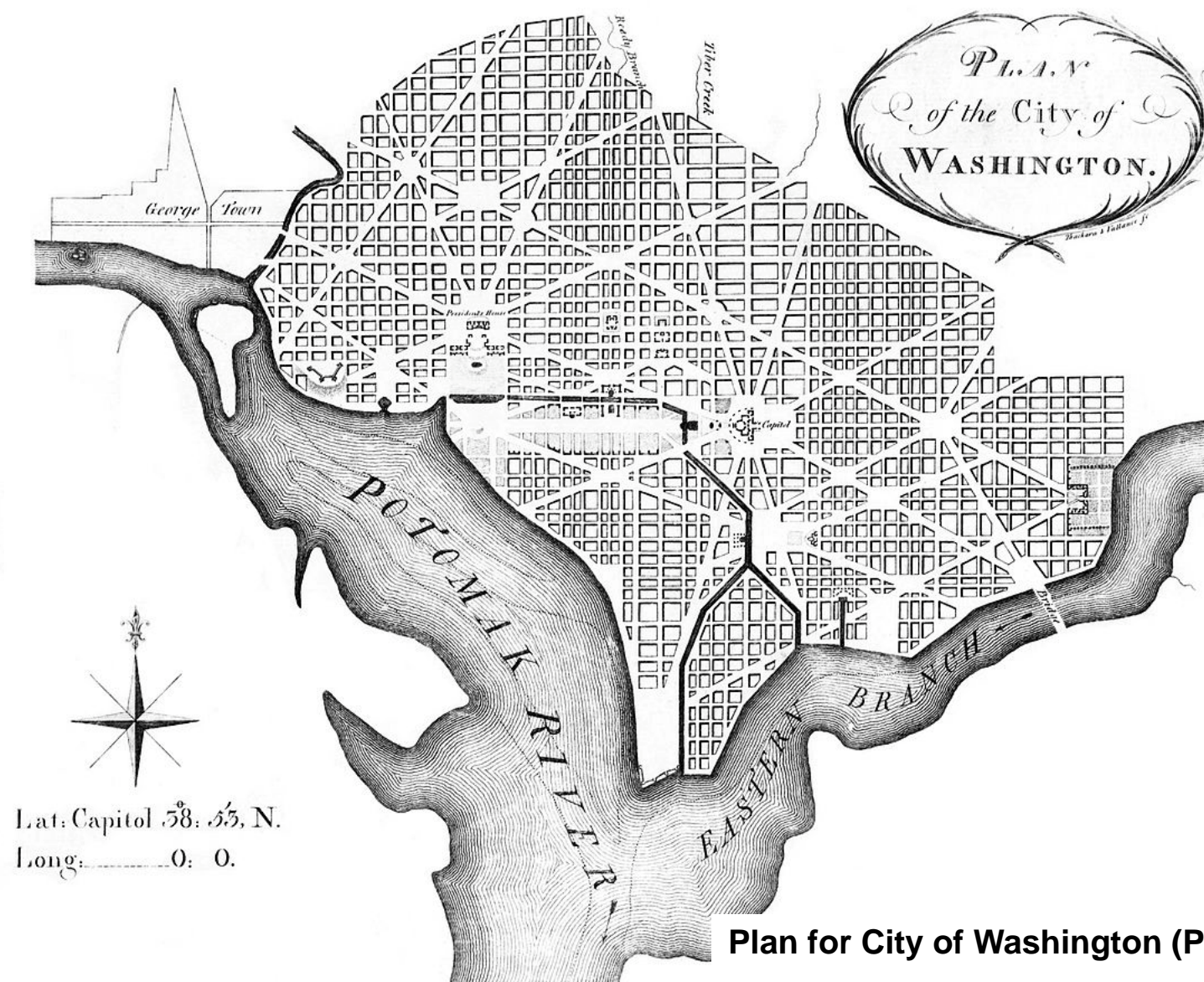
Uwe S. Brandes
@uwebrandes







Contemporary Washington



Lat: Capitol 38: 53, N.
Long: 0: 0.

Plan for City of Washington (Pierre L'Enfant, 1791)







Anacostia Waterfront Framework Plan (DCOP, 2003)



Anacostia Waterfront Framework Plan (DCOP, 2003)







Some of the Many Actions and Partner Agreements...

- Anacostia Waterfront MOU (2000)
- SEFC Public Private Redevelopment Act (2000)
- **Rezoning: Capitol Gateway Overlay Zone (2001)**
- Capper Carrollsburg Hope VI Award (2002)
- **Rezoning: US DOT Planned Unit Development**
- US-DOT Payment in Lieu of Taxes Legislation
- **Rezoning: SEFC Zoning**
- SEFC Payment in Lieu of Taxes (2005)
- Ballpark Finance Act (2005)
- Federal DC Land Act (2006)
- **Rezoning: Cappers Carrollsburg PUD**
- Canal Park Development Association (2007)
- Anacostia Public Realm Standards (2007)
- **Rezoning: Florida Rock Planned Unit Development**
- Capitol Riverfront Business Improvement District











District Ownership; Non-Profit Lease



















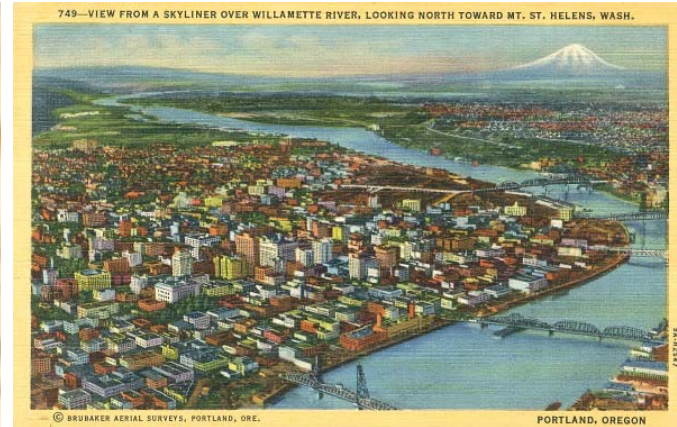
Tillikum Crossing: A tale of two waterfront districts



Troy Doss: Senior Planner
City of Portland Bureau of Planning & Sustainability



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State-Wide Planning Goal 15: Willamette River Greenway

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.



South Waterfront

g new development, attractions and public as on and along the Willamette River will it and celebrate the Central City's most nt geographic feature.

SOUTHERN "BOOKEND"

ing a new employment and education hub the river amenities will anchor the southern ste "bookend" at South Waterfront and OMSI.

NORTHERN "BOOKEND"

g the Rose Quarter and North Pearl districts e river and connecting bridges with signature ment and public spaces will anchor the n Willamette "bookend."

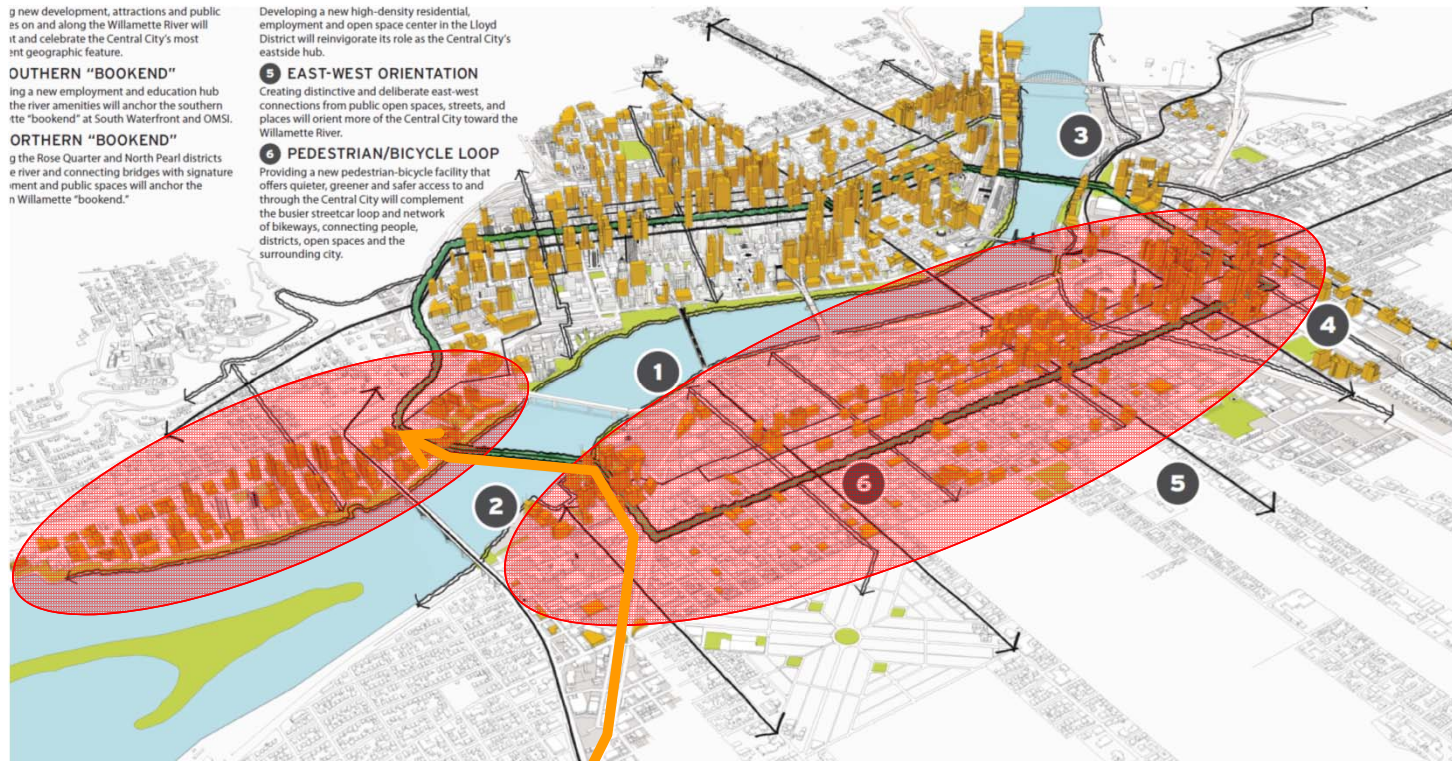
Developing a new high-density residential, employment and open space center in the Lloyd District will reinvigorate its role as the Central City's eastside hub.

3 EAST-WEST ORIENTATION

Creating distinctive and deliberate east-west connections from public open spaces, streets, and places will orient more of the Central City toward the Willamette River.

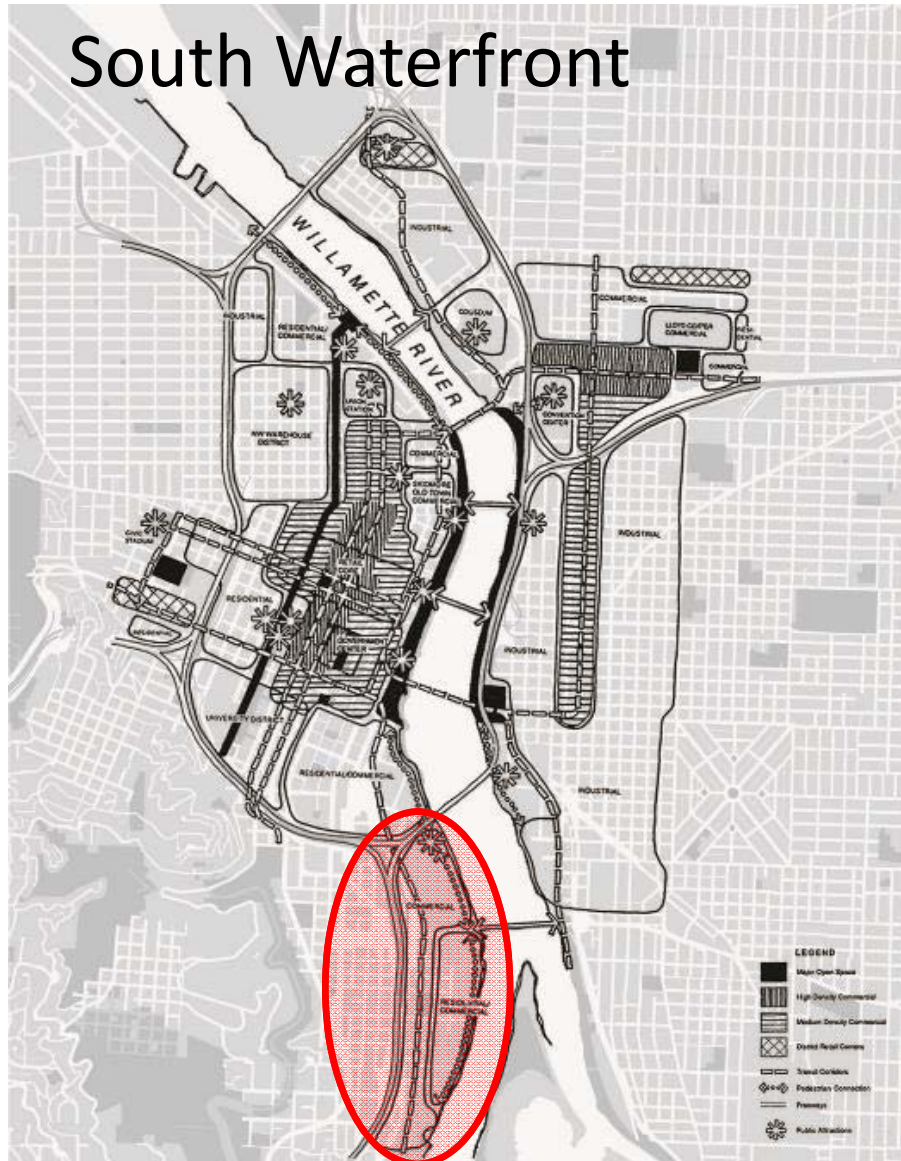
6 PEDESTRIAN/BICYCLE LOOP

Providing a new pedestrian-bicycle facility that offers quieter, greener and safer access to and through the Central City will complement the busier streetcar loop and network of bikeways, connecting people, districts, open spaces and the surrounding city.



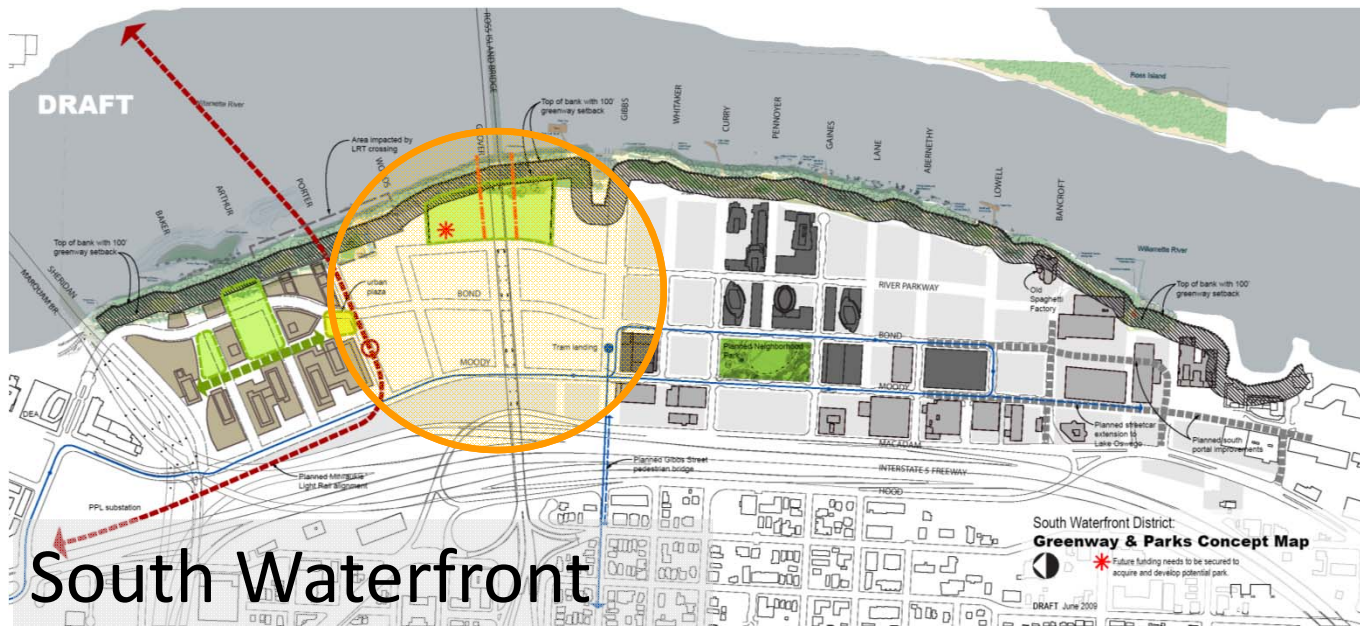
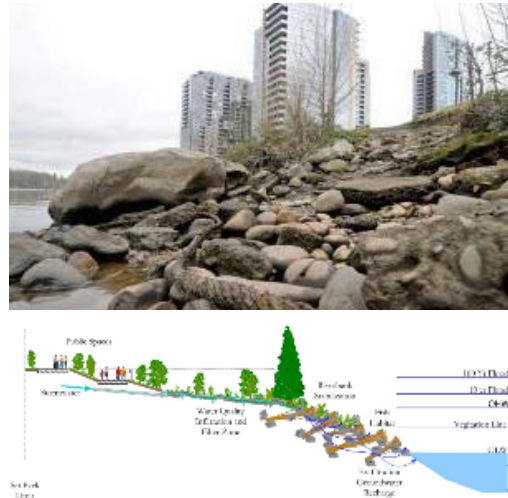
Central Eastside

South Waterfront



South Waterfront

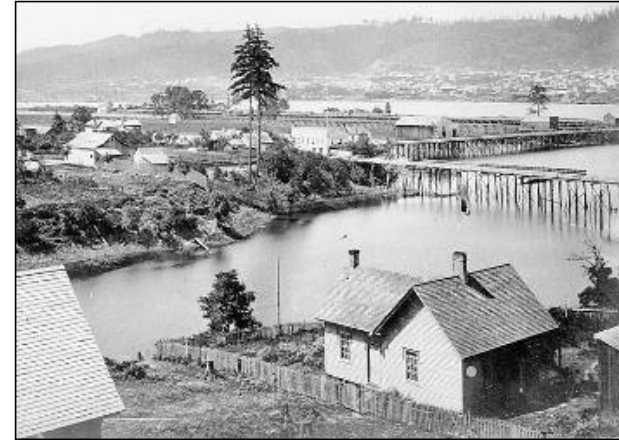
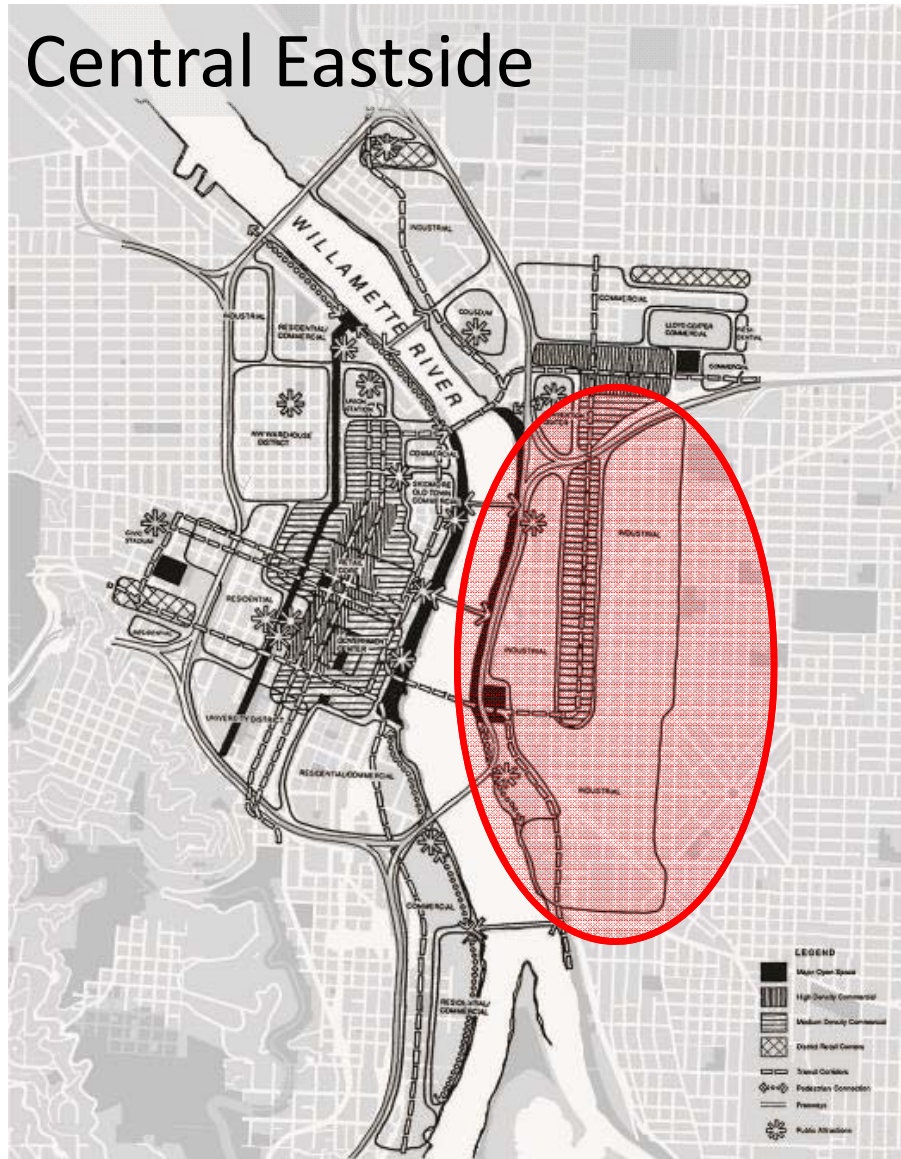


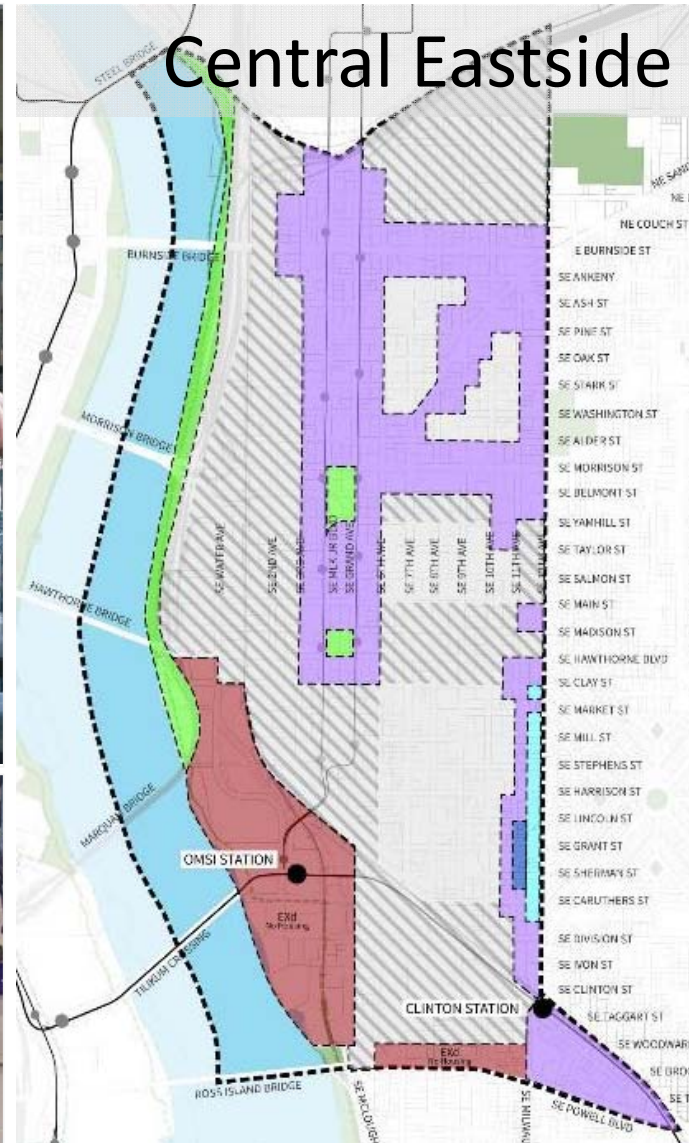
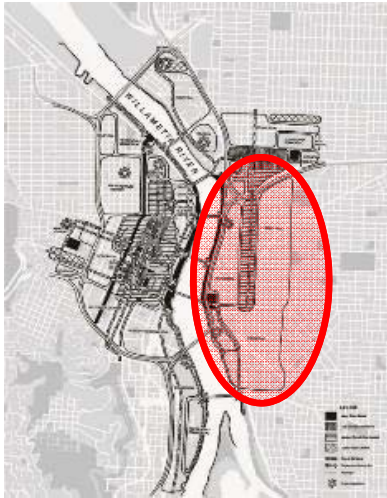


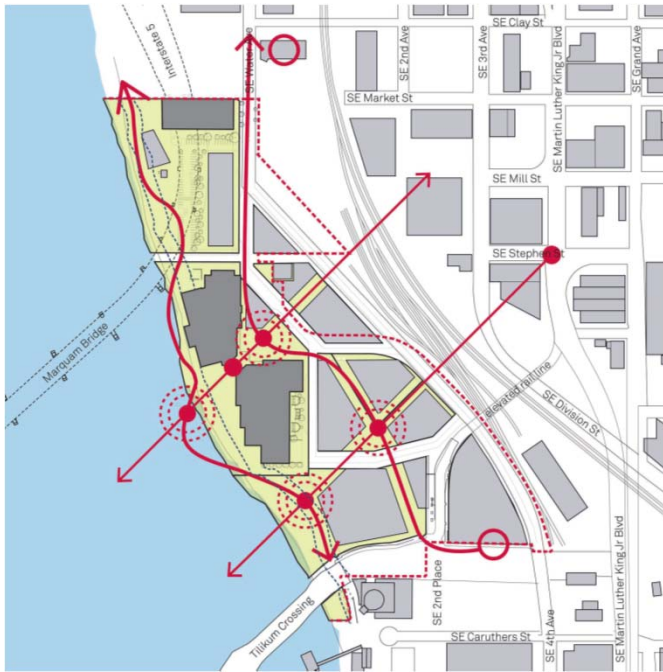
Zidell Yards



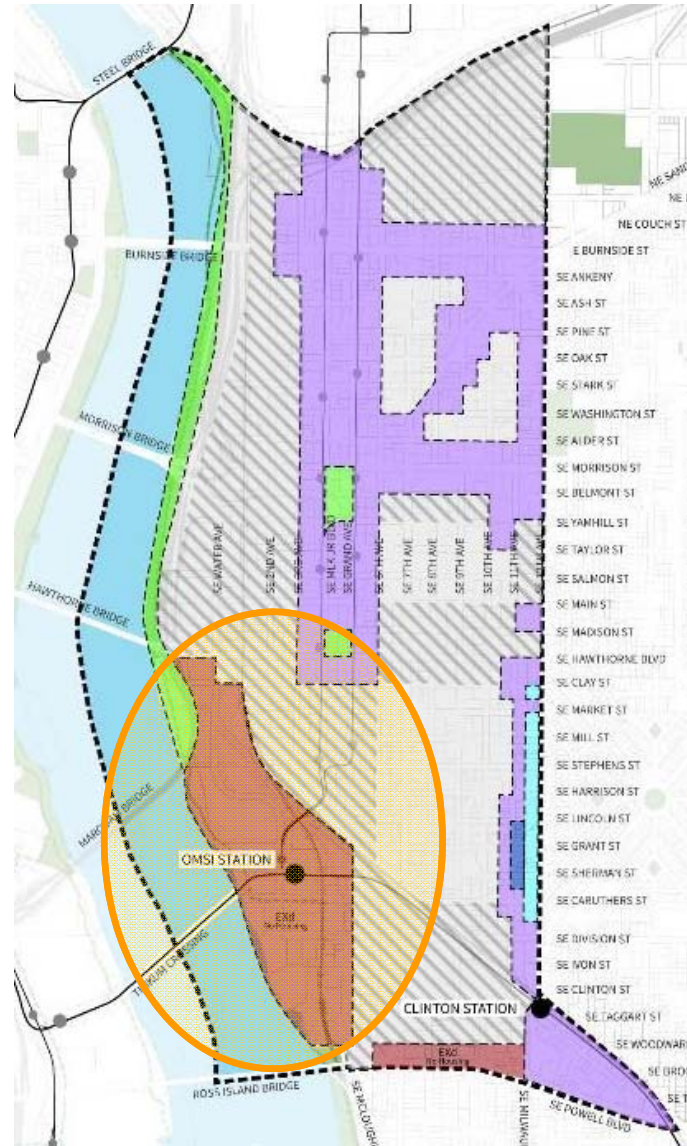
Central Eastside

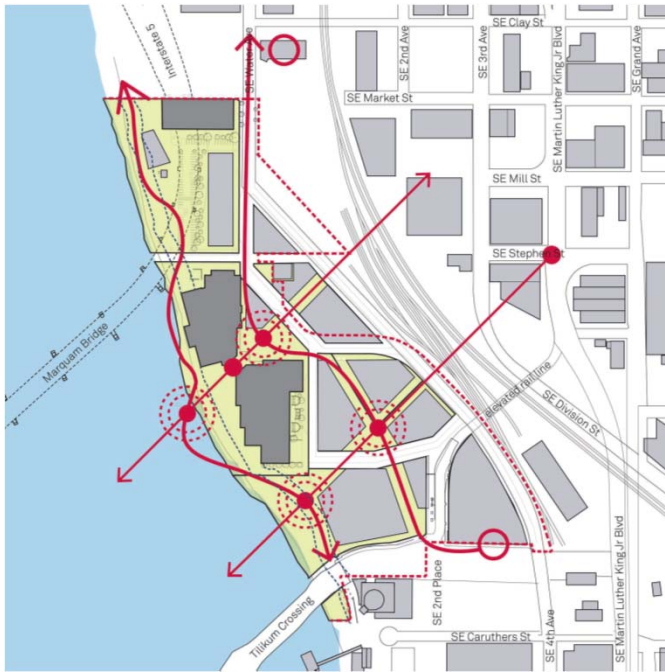






OMSI Station Area





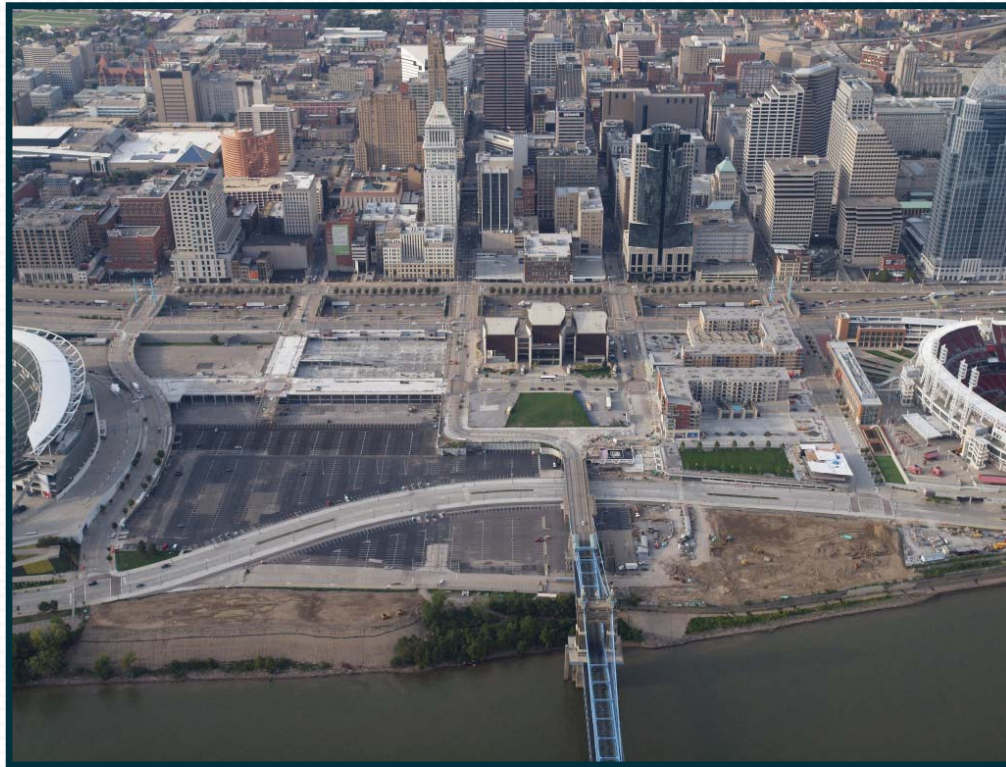
OMSI Station Area

Thank You!



Troy Doss
Senior Planner, Bureau of Planning & Sustainability
troy.doss@portlandoregon.gov
503 823-5857

Cincinnati's Central Riverfront: A Key Area in Transition, Driven By Planning

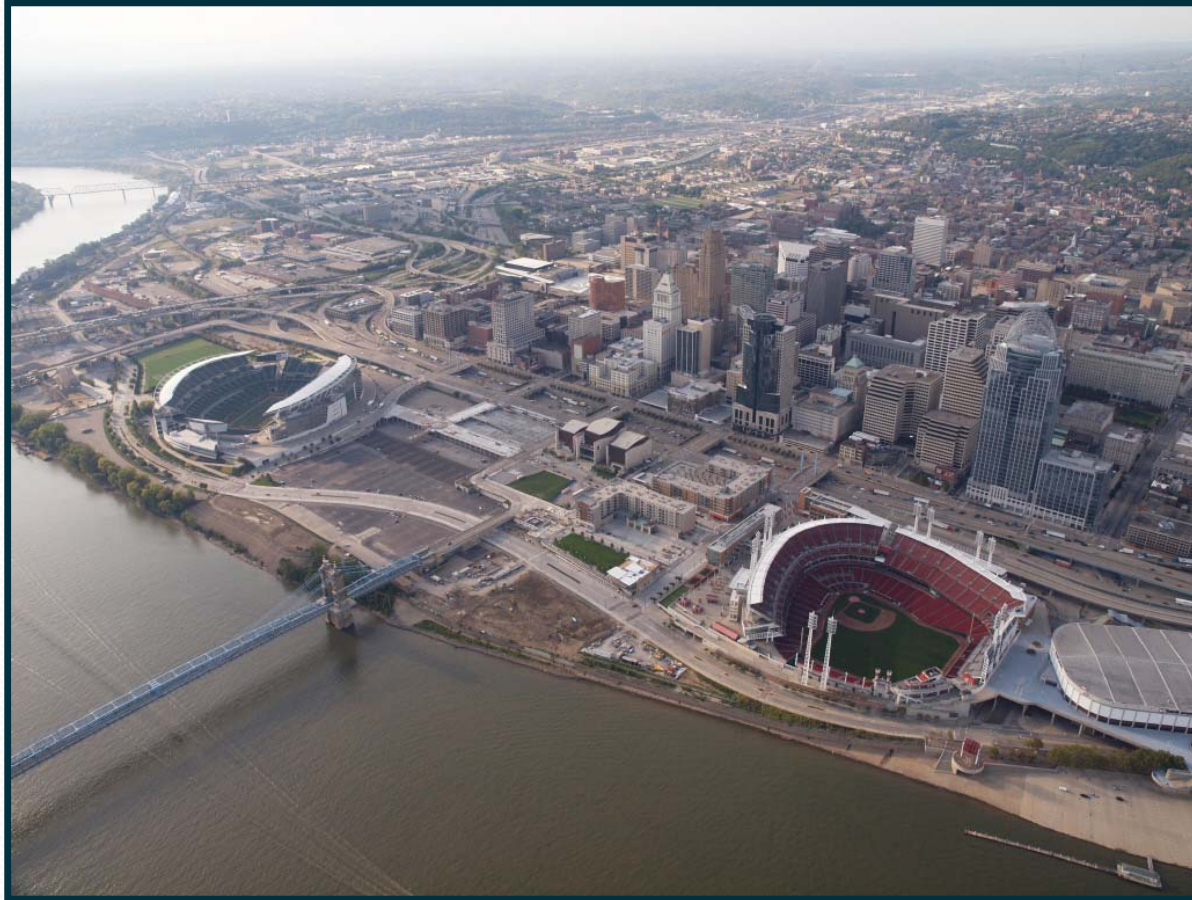


Presentation to the
Pittsburgh Riverfront Panel
March 16th, 2017



Charles C. Graves III
Director
Cincinnati, Ohio

Why focus on the Riverfront?



The 1848 Riverfront



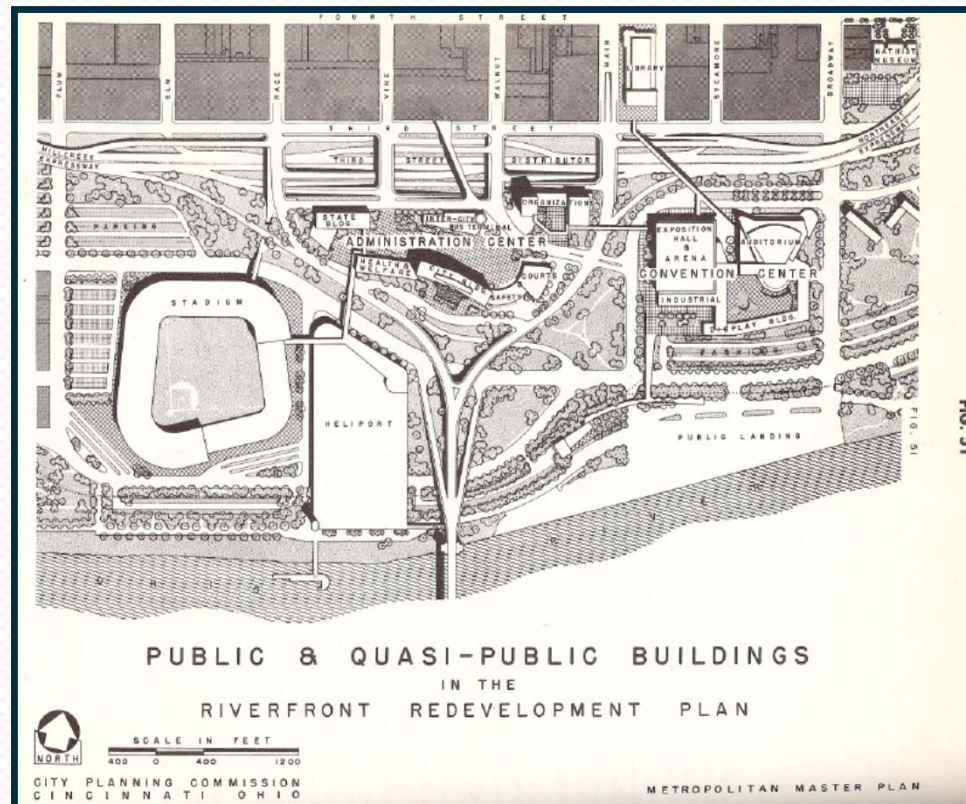
Stern-wheelers and side-wheelers

1939 Rehabilitation Plan



Post 1937 Flood Plan with first addition of Third Street Distributor (Fort Washington Way) and a sports stadium

1948 Metropolitan Master Plan



A proposed flood proofed government center redevelopment with token housing by the private sector

Defining Our Opportunities

- Acres of brownfield and a CBD separated from a major asset (Ohio River)
- Multiple public and private owners
- Outdated over used interstate scheduled for repavement
- Major league sports team pulling out
- Overarching dissatisfaction
- Attractive real estate which could unite the Riverfront and Central Business District
- Multiple project partners (\$\$\$ and leverage)
- Investment Project: *Fort Washington Way*
- Investment Project: *Football Stadium*
- Community-wide desire for change

Starting the Investment

- OKI, a tri-state agency, solidified the unity by asking agencies, individuals and the public to be a partner

- Results -

- The City and County jointly contracted to develop a riverfront plan (1995)
- Citizens of Hamilton County passed a 0.5% sales tax to fund stadium construction (1996)



1997 – 2002:
Unprecedented Public Investment
\$2 Billion Riverfront Redevelopment Partnerships

13 Creative
and
Supportive
Public
Partners



Department of
Development



But The Banks Project did happen after all Phase 1 June 2008



Implementing The Plan(s)



The light bulb moment:
What was needed was not just a plan for what was to be built, but a plan for how to build it.

What did it take to make The Banks Project come to life?



1. Vision (the regional shared plan)
2. Resources (and careful management of them)
3. Public-Private Partnership (a strong one)
4. Creative financing (and the ability to use the money by partnering)
5. Entrepreneurship (innovation and energy)

The Vision

An Evolving Master Development Plan



\$128M Public Expenditure in the 2008-2011 \$90M in Private Expenditure with more to come



Phase 2
Street Infrastructure,
Parking, and
Site Preparation
\$52,236,629

Phase 1
Parking and
Infrastructure
Replacement
\$75,589,245

Development
300 apartments
80,000 sf Retail
\$90,000,000



Inspired additional private investments



Public and private investments are on separate timelines.

<https://cdn2.geready.com/sites/default/files/Building-Composite.jpg>

Smale Riverfront Park

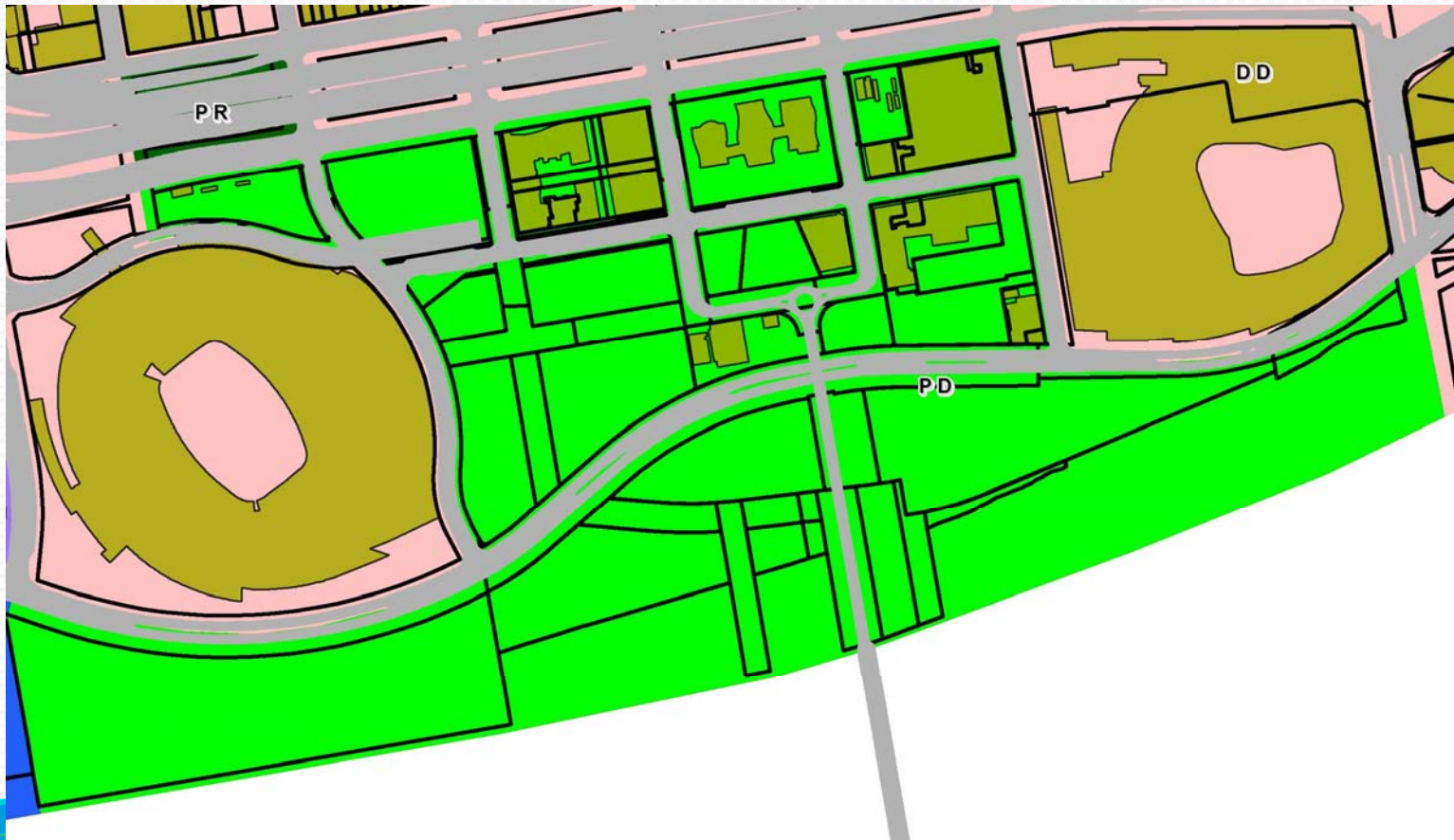


Interim Development Control (IDC) in Cincinnati

- Temporarily regulate the establishment of uses, construction of new buildings and demolition or alteration of existing structures in areas where potential development could be detrimental or have adverse impacts on the implementation of approved amendments to the Cincinnati Zoning Code, approved or adopted plans, or current planning, land use or zoning studies.

Riverfront Zoning

The Banks project area is zoned Planned Development



Planned Development

- A type of development and the regulatory process that permits a developer to meet overall community density and land use goals without being bound by existing zoning requirements.
- This allows a designed grouping of both varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision.

The Future is Bright in Cincinnati and Pittsburgh!



<http://www.sasaki.com/blog/view/576/>



Milwaukee RiverWalk System

Alyssa Remington, Economic Development Specialist, City of Milwaukee



Mil· wau· kee:
Gathering place by
the rivers.



Prior to RiverWalk



Milwaukee today



How did we get there?



- Incremental approach
- \$500,000 per year from City
- The result?
 - Five years to complete three segments
- Needed a faster strategy

Public-Private Partnerships



- Built constituency
- Formed Business Improvement District
- Drafted regulations & funding policies

Site Plan Review Overlay District









Waterfronts That Work Summit:

New Orleans Riverfront Overlay District

New Orleans City Planning Commission
Robert D. Rivers, Executive Director

City of New Orleans

March 16, 2017

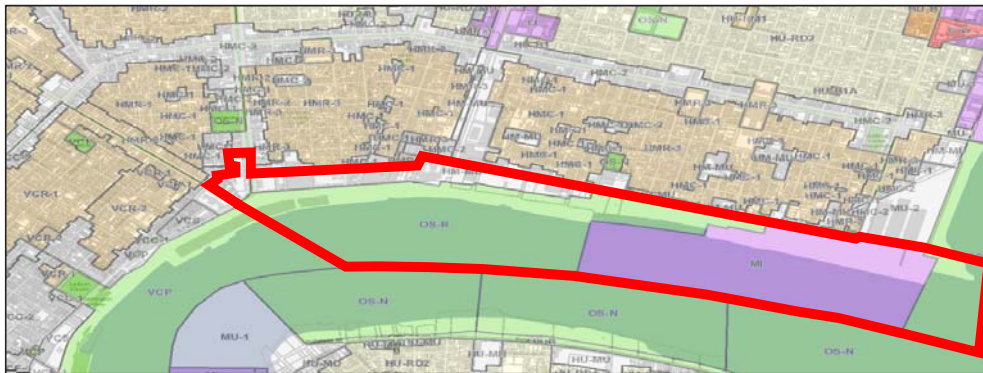


Riverfront Overlay District: Background

- The Creole Faubourgs: Marigny and Bywater
- 2005: Reinventing the Crescent Study
 - Re-Engage the River
 - Leverage Development to Create “Access Nodes”
- 2010: Plan for the 21st Century
 - Create Higher Density Mixed Use Neighborhood Centers by Taking Advantage of Vacant Land on Higher Ground and Underutilized Industrial Properties
- 2015: Revised CZO
 - Riverfront Overlay District
 - Design Overlay District
 - Gateway Areas – Density Bonuses Available In Return For Affordable Housing, “Green” Building, Public Open Space and Access to Riverfront
 - Affordable Housing requirement added late in the process



Riverfront Overlay District: Background



Riverfront Overlay District: Recent Developments

- 2012: Crescent Park Development
- 2015: City-Wide Affordable Housing Density Bonus
- 2015-2107: CZO Implementation and Development Activity
- 2017: Resilient NOLA Inclusionary Housing Initiatives
- 2015-2017: Litigation



Riverfront Overlay District: Recent Developments

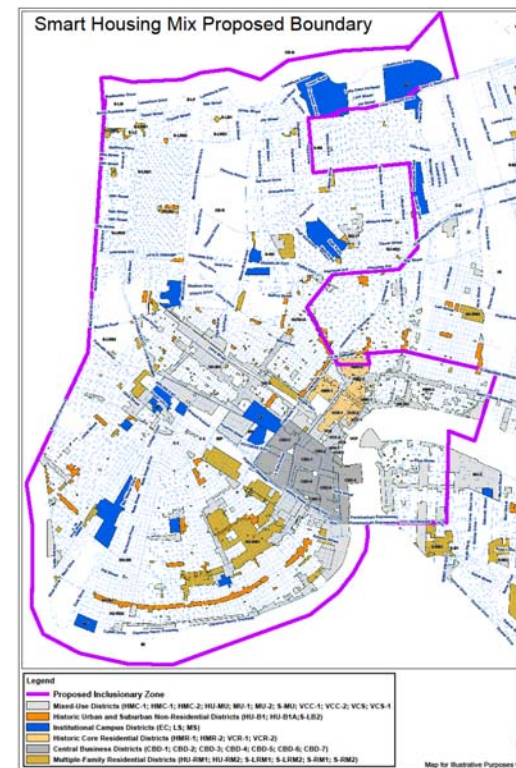


ON LOCATION

Where the Walls Do Talk



Rice Mill Lofts, an 1892 structure in New Orleans that was once home to a rice processor, has been converted into housing with an unusual amenity: graffiti left over from its derelict days. More Photos »



Riverfront Overlay District: Next Steps

- City Council Motion Directing CPC to Re-Examine Riverfront Overlay District
- Key Issues:
 - Purpose and Public Benefit
 - Geography/Historical Development Pattern/Context
 - Affordable Housing Component
 - Height
 - Role of Design
 - Need for Leverage
- Study Due April 2017



Riverfront Overlay District: Next Steps

FIND OUT ABOUT TALLER BUILDINGS IN YOUR HISTORIC DISTRICT

**RIVERFRONT OVERLAY
HEIGHT BONUSES**
EXTENDING THROUGH MARIGNY & BYWATER

**PUBLIC MEETING
23 MARCH 2017**



HOLY ANGELS
3500 ST. CLAUDE AVENUE
MEET & GREET AT 6:30 <> MEETING AT 7:00

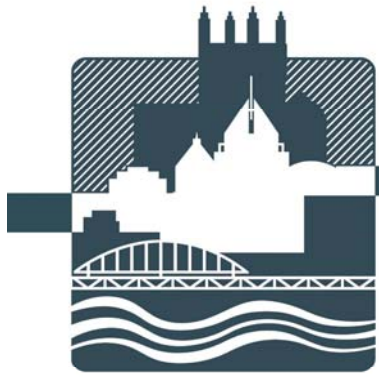
SPONSORED BY FMIA AND CITY PLANNING COMMISSION - ALL ARE WELCOME!





WATERFRONTS THAT WORK Q&A

[#WaterfrontSummit](#)



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Thank you for attending!

Want more information about
Pittsburgh's Riverfront Zoning Project?

Visit PGHriverfrontzoning.com

Or email the City's Riverfront Development Coordinator:
andrea.lavinkossis@pittsburghpa.gov