



Strip District Transportation and Land Use Project

Issues Forum

July 17, 2012



To Move from Vision to a Plan...

- Place value on the Strip's heart and Penn Avenue
- Maintain its history, form and energy
- Balance its mobility needs
- Strengthen its internal + external connectivity
- Move to implementation



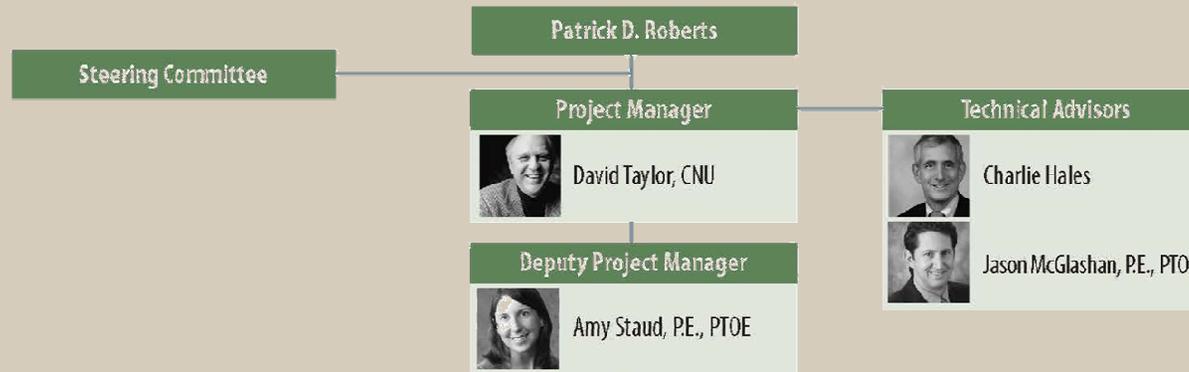
The Plan is Based on Understanding the Strip District and...

- Asking questions
- Listening to you
- Making choices
- Defining the future
- Creating a plan
- Moving to implementation

Which Brings Us to this Workshop

- Kick off public involvement and tap your knowledge
- Introduce the Strip District Team
- Highlight key plan elements
- Actively engage you in helping us learn about the Strip
- Give you the dates for the next participation opportunities

The Strip District Team



Multi-Modal Planning and Modeling	Land Use/Urban Design	Market Analysis, Economics & Finance	Multimedia Messaging/Storytelling
 Amy Staud, P.E., PTOE <i>Task Leader</i>	 Joseph Nickol, AICP, LEED AP <i>Task Leader</i>	 Pam Yonkin <i>Task Leader</i>	 Message Development Laurie Mizrahi
 Streetcar Modeling Peter Mazurek, E.I.T.	 Land Use Alternatives Paul Ostergaard, AIA	 Market Analysis Shyam Kannan, LEED, AP	 Stakeholder Outreach Lisa Olszak Zumstein
 Pedestrian/Bicycle Modeling Jamie Krzeminski, P.E., PTOE	 Streetcar - Supportive Development David Taylor, CNU	 Value Capture/Tax Revenue Assessments Shyam Kannan, LEED, AP	
 Bruce Landis, P.E., AICP	 Urban Design Megan O'Hara, LEED AP	 Financial Plan Marissa Witkowski	
 Traffic Analysis Amy Staud, P.E., PTOE			
 Streetcar Alignment, Operating, & O&M Costs Steve Carroll			



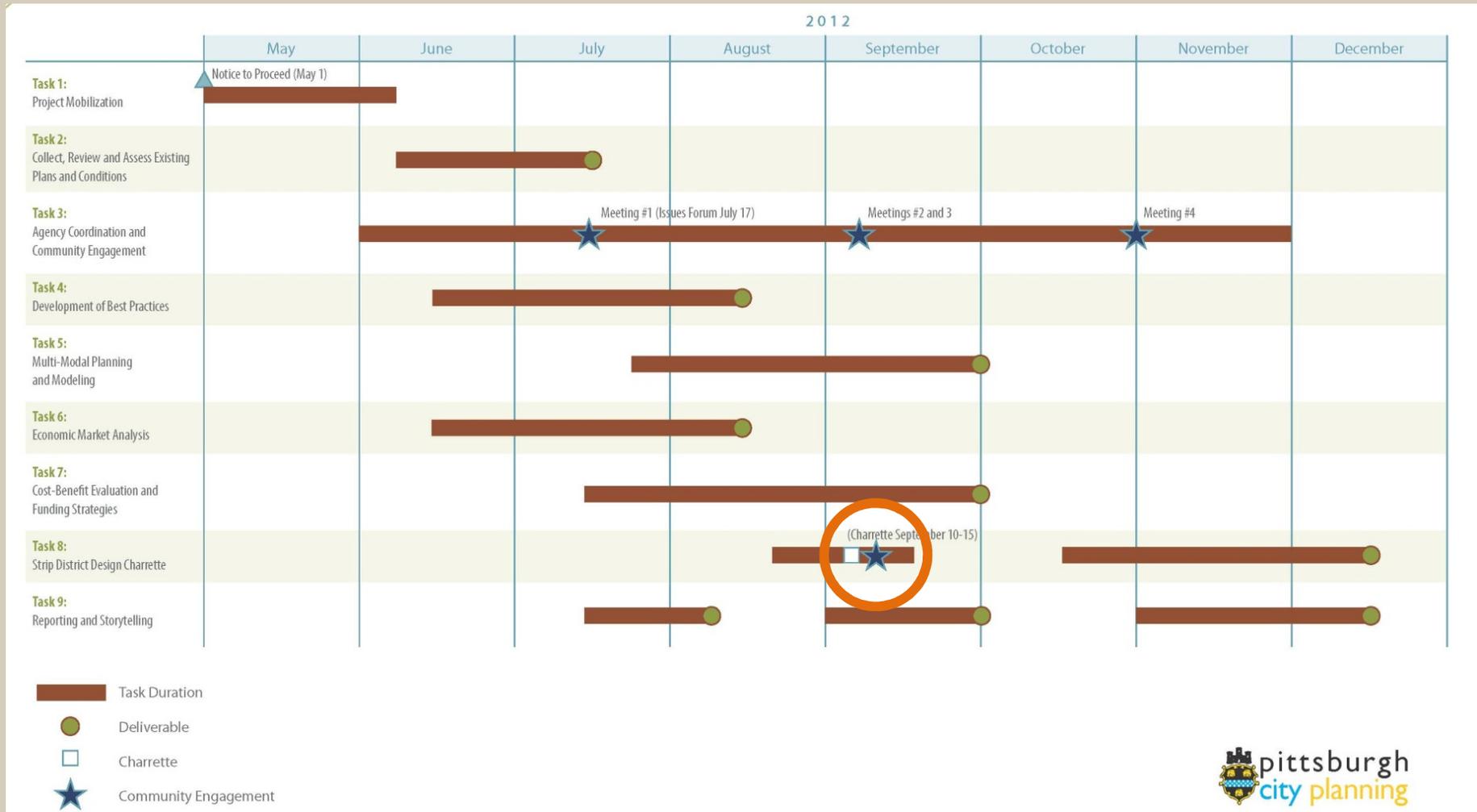
Subconsultants:

Urban Design Associates
RCLCO
Sprinkle Consulting Engineers

Olszak Management Consulting, Inc. (WBE)
Mizrahi, Inc. (WBE)
Sci-Tek Consultants (MBE)



The Strip District Schedule



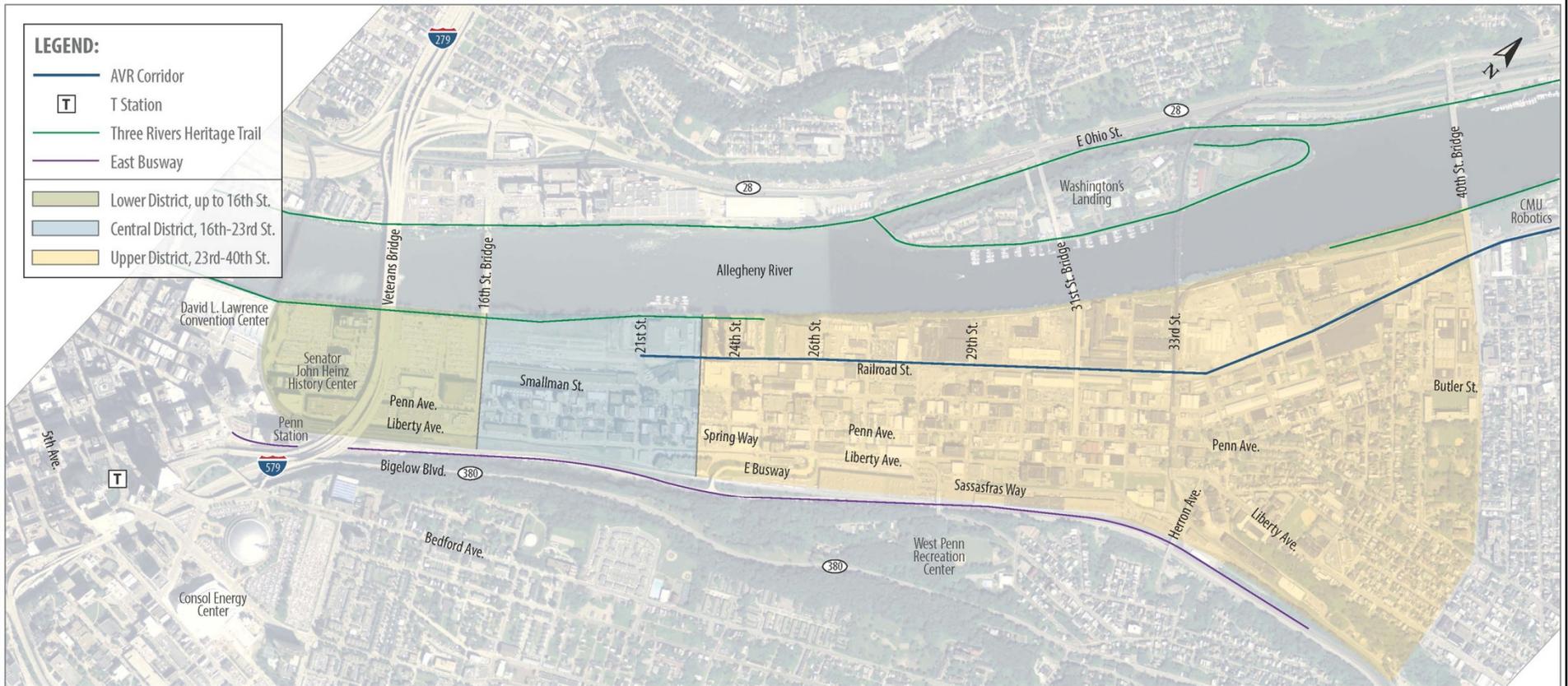
<http://pittsburghpa.gov/stripconnect>



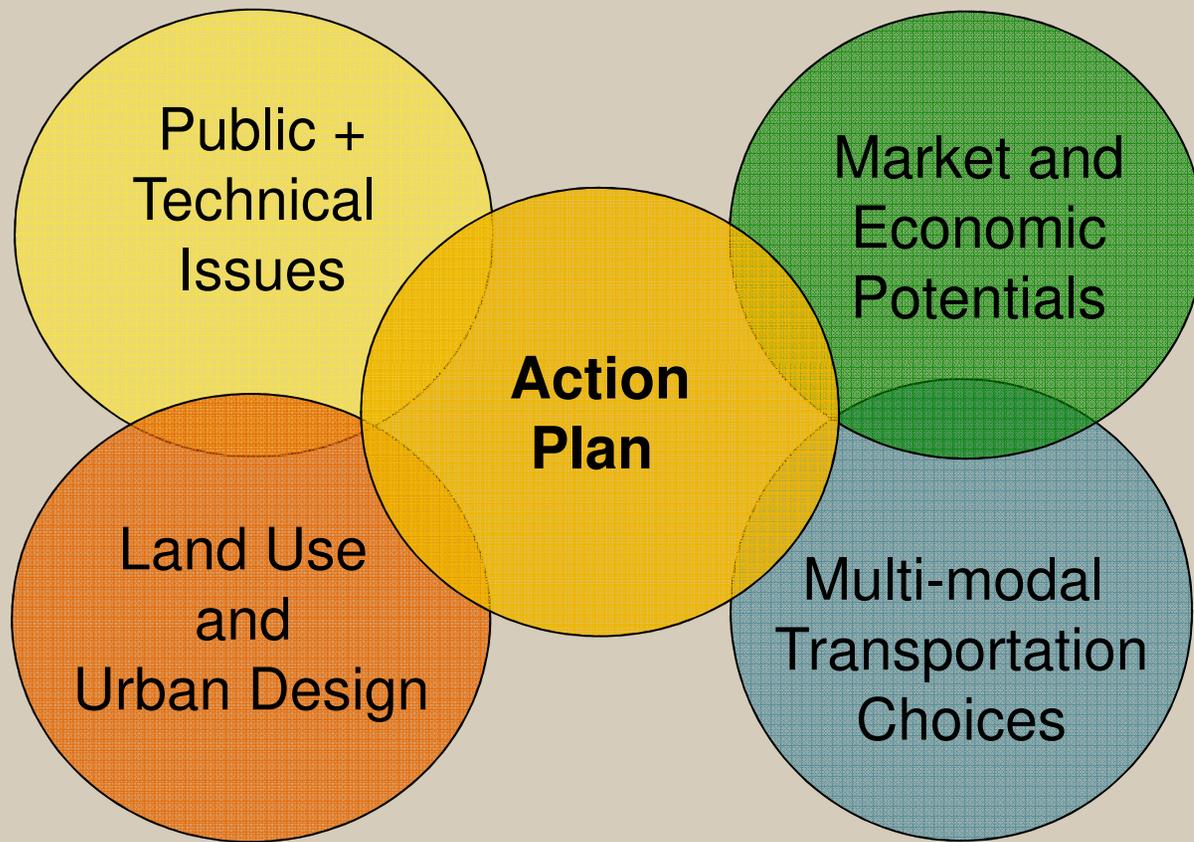
The Area We Are Studying

LEGEND:

- AVR Corridor
- T Station
- Three Rivers Heritage Trail
- East Busway
- Lower District, up to 16th St.
- Central District, 16th-23rd St.
- Upper District, 23rd-40th St.

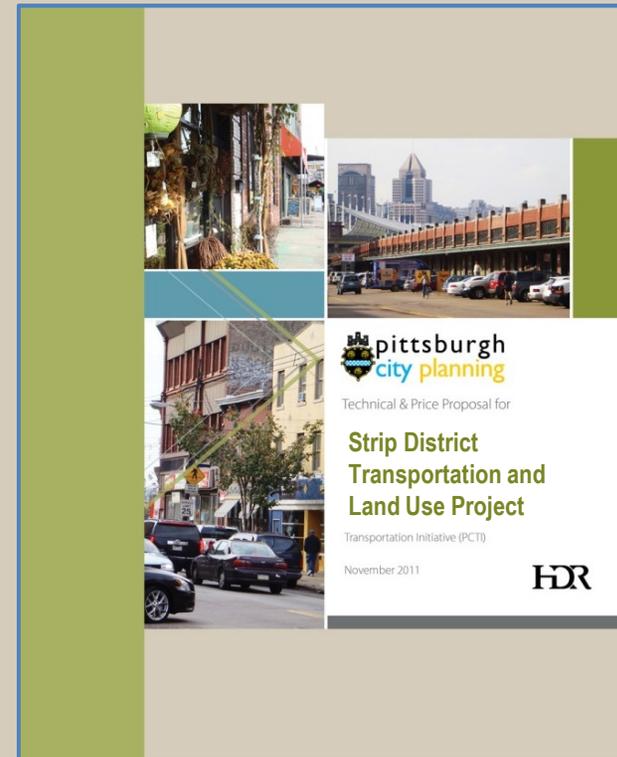


Developing the Strip Plan



What is in the Strip District Plan?

- Market-based development plan
 - Future land use
 - Urban design strategy
 - Development opportunities
- Multi-modal plan
 - Roads
 - Circulator/incline
 - Pedestrian and bicycle
- Finance plan and Implementation program
 - Revenue generation
 - Local finance plan



Working in the Heart of the Strip



The Strip District Charrette Schedule

City Team:	Time	Monday September 10	Tuesday September 11	Wednesday September 12	Thursday September 13	Friday September 14	Saturday September 15
City Team: Director - Noor Ismail Assistant Director - Joy Abbott Project Manager - Patrick Roberts Bike-Ped Coordinator - Stephen Patchan Neighborhood Planner - Shelly Majcen Neighborhood Planner - Andrew Dash HDR Team: Project Manager - David Taylor Deputy PM - Amy Staud Charrette Manager - Debra Hempel Steve Carroll (HDR) Jamie Krzeminski (HDR) Peter Mazurek (HDR) Marissa Witkowski (HDR) Joe Nickol (UDA) Shyam Kannan (RCLCO) Bruce Landis (Sprinkle) Lisa Olszak (Olszak) Laurie Mizrahi (Mizrahi) Kevin Clark (Sci-Tek)	8:00 AM	Team Arrives in Pittsburgh Studio Set-Up/Opening Session Set-Up	Team Meeting	Team Meeting	Team Meeting	Team Meeting	Team Meeting
	9:00 AM		Concurrent Technical Sessions City Planning/Public Works/Public Safety/URA/PennDOT/ARGB	Team Work Sessions Develop Land Use & Mobility Alternatives	Team Work Sessions Refine Land Use & Mobility Alternatives	Team Work Sessions Design & Production Plans	Set-Up for Closing Session
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<http://pittsburghpa.gov/stripconnect>



The Charrette - Promoting Interaction

Vision

Public Input

Review



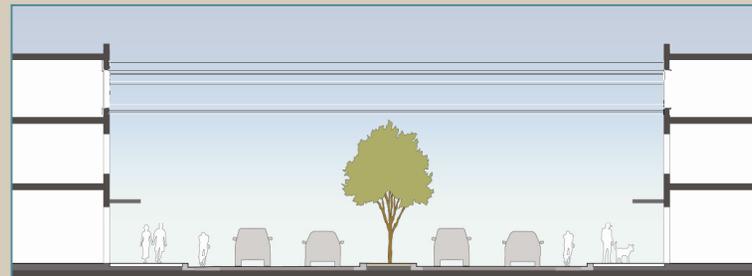
Alternative Plans

Refined Plans

Action Plan



Charrette - See Results Immediately



It Starts with Known Issues

**Allegeny Riverfront
GREEN BOULEVARD**

**STEERING COMMITTEE
5.17.2012**

**GREATER HILL DISTRICT
Master Plan**

SASAKI | SL

**Final Report
September 2011**

AECOM

Final Project Report
Allegeny Riverfront Property – Produce
Terminal and Buncher Parcels
Market and Financial Analysis

Prepared for
The Urban Redevelopment Authority of
Pittsburgh
Pittsburgh, PA

Submitted by
Economics Research Associates, an AECOM
company (ERA)
October 2010
ERA Project No. 10892329

**SPC REGIONAL TRAFFIC SIGNAL PRO
CITY OF PITTSBURGH
LIBERTY AVENUE (STRIP) SINC PROJECT
Final Report**

April 2011

Prepared by:
Whitman, Requarth and Associates, LLP
300 Seven Fields Boulevard
Suite 130
Seven Fields, PA 15246-4376

Prepared for:
Southwestern Pennsylvania Commission
425 South Avenue
Suite 2000
Pittsburgh, PA 15219-3852

In Cooperation with:
PennDOT Engineering District 11-0, Bridgeville, Pennsylvania
City of Pittsburgh, Allegheny County, Pennsylvania

Credits/Disclaimer:
This report was funded in part through grants from the Federal Highway Administration, Transportation. The views and opinions of the authors (or agencies) expressed herein do not reflect those of the U.S. Department of Transportation.

**Allegheny Valley Railroad and Norfolk Southern
COMMUTER RAIL INTERIM STUDY**

Westmoreland County Transit Authority

HDR

June 2009

Evaluation of
Alternate Route Operations
During Construction

March 2007

for the
East Ohio Street Improvement Project
SR 0028, Sections A09 and A10
Allegheny County, Pennsylvania

Prepared for
Pennsylvania Department
of Transportation
District 11-0
Bridgeville, Pennsylvania

**allegheny riverfront
vision plan**

Prepared for
Pittsburgh Eastman Architects, PC
© 2010 Perkins Eastman Architects, PC

Streetcar Funding Strategy Study

Wenjuan Jiang, Transit Policy Fellow
Jun 29, 2012

40th Street
Urban Circulator - Later Phase
Lawrenceville to Oakland
Bloomfield
Bridges
Penn
Craig
Fifth
Forbes
Smallman
Covention
Center
US Steel
Plaza

PCRGR



We Found Issues Defined in Plans

Land Use/Design

- Allegheny Riverfront Vision Plan (2010)
- Market Studies
- Greater Hill Master Plan (2011)
- Allegheny Riverfront Green Boulevard
- Pittsburgh Regional TOD Strategic Plan and Typology

Transportation

- Evaluation of Alternative Route Options for SR 28 (2007)
- Liberty Avenue RSA (2010)
- Liberty Avenue SINC Project (2011)
- Strip District Development TIS (2012)

Market and Economic Issues

- Broad real estate and development
 - Need to link with neighboring districts
 - Overcome inadequate infrastructure
 - Lack of public incentives
 - Not perceived as a place to invest
- Market Issues
 - Limited residential market
 - Higher income tax rate for City residents
 - Domination by industrial use, little residential in some areas
 - Need diverse mix of uses and complementary retail



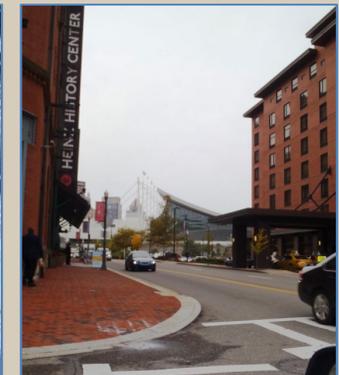
Market and Economic Issues

- Non-residential issues
 - Conflict between existing commercial enterprises and pressure for residential uses
 - Limited residential population unlikely to generate demand for future development
 - Limited daytime weekday market
 - New development could mean loss of parking tax revenue



Urban Design Issues

- Preserve the heritage of the Strip but keep the grit
- Retain vitality and unique quality
- Too few safe places to walk and enjoy
- Parking is overpowering – treat it as a “land use”



Urban Design Issues

- Underutilized and disconnected riverfront
- Poor cross-district movement and connectivity
- Lack of transit-supportive development
- Unfriendly pedestrian environment



Transportation Issues

- Broad mobility issues
 - Over-reliance on single-occupancy vehicle
 - Weak or missing connections to other areas
 - Growing interest in streetcar and commuter rail
 - Trucks are vital to area's future
 - Building a system of complete streets
- Parking
 - Parking maneuvers impact traffic flow
 - Vehicles parking on sidewalks
 - Bus and truck loading in travel lanes
 - Parking close to intersections



Transportation Issues

- Pedestrian and Bicycle
 - Missing crosswalks, ADA ramps, signal heads
 - Poor sidewalk conditions
 - Lack of sidewalk continuity
 - Parking on sidewalks
 - Difficult to see around parked cars
 - Mid-block crossings/dart-outs
 - Lack of walking/cycling amenities
 - Speeding



Transportation Issues

- Traffic operations and safety
 - Narrow travel lanes
 - Difficulty turning intersections
 - Missing/faded pavement markings
 - Trucks have difficulty negotiating turns
 - Conflict between truck traffic and other modes/vehicles
 - Congestion and speeding
 - Consistently high crash rates
 - Sign and billboard clutter



From Issues to Defining Specifics

- Be unique to the Strip – **Context sensitive**
- Create a future place – **Market-based**
- Unify the land use plan – **Coordinated**
- Broaden transportation choices – **Multimodal**
- Upgrade aging infrastructure – **Support systems**
- Strengthen the Strip's linkage – **Connected**
- Manage and finance solutions – **Collaborative**
- Employ Best Practices – **Consistent**

Let's Get to Work

- Hear your issues and opportunities
- Break into small groups
 - Number on name tag corresponds to table
 - Facilitator will assist the groups
 - All participate
- Select group spokesperson
- List multiple issues
- Vote and identify top priorities
- Reporting out

Questions to Answer

- What are the PRIMARY places INSIDE and OUTSIDE the Strip that need connecting?
- What needs to be PRESERVED to maintain the Strip's function and character?
- If you had \$10 million, what would be the ONE investment you would make in the Strip?

Forum Wrap-Up

- What we heard
 - Major issues
 - Top priorities
- What comes next
 - Future Involvement Opportunities
 - Three charrette sessions
 - Final meeting of plan recommendations

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