BUILDING A SHARED VISION FOR THE SHARPSBURG RIVERFRONT

VIRTUAL COMMUNITY MEETING VIA ZOOM

ALLEGHENY SHORES

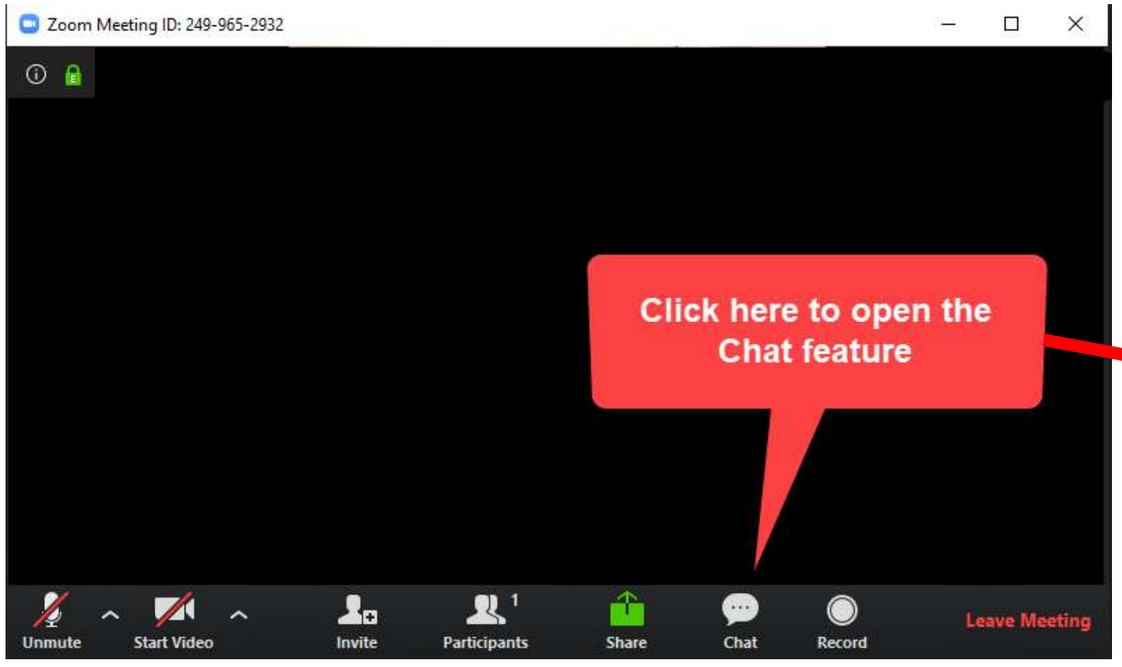
JANUARY 26, 2022
6:00 – 7:30 PM

AGENDA | *BUILDING A SHARED VISION FOR THE RIVERFRONT*

1. **Welcome & Introductions**
2. **Sharpsburg History/Vision & Relationship to Riverfront Vision**
3. **Recap of Project Vision**
4. **Summary of Community Feedback**
5. **Planning Rationale & Conceptual Master Plan**
6. **2022 Roadmap & Project Priorities**
7. **Questions & Discussion**

ZOOM MEETING QUESTIONS & COMMENTS

PLEASE POST YOUR QUESTIONS & COMMENTS IN THE CHAT BOX AS WE MOVE THROUGH THE PRESENTATION!

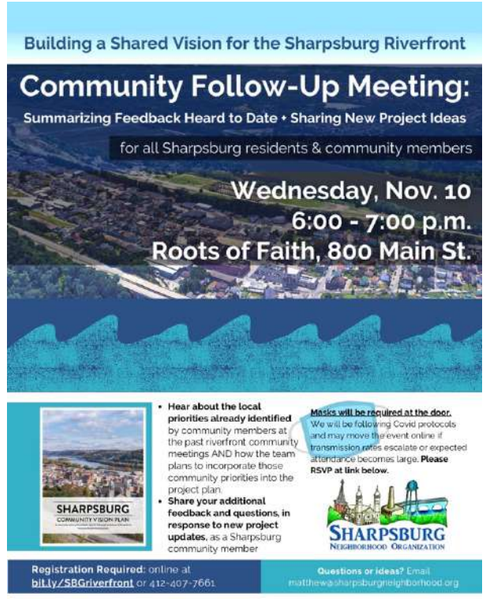


We will be monitoring the chat and do our best to respond to questions as we go, or during the discussion period at the end.

ONGOING COMMUNITY DIALOGUE

1st Community Meeting: On-Site – September 29, 2021

2nd Community Meeting: Roots of Faith – November 9, 2021



THE TEAM | *DEVELOPMENT TEAM, CONSULTANTS & PARTNERS*

A track record of public / private collaboration and successful execution, with the experience and capacity to deliver transformative communities

DEVELOPMENT & MANAGEMENT TEAM

THE MOSITES COMPANY

THE WORKING GROUP

LiveWork LearnPlay

KEY CONSULTANTS

LaQuatra Bonci ASSOCIATES LANDSCAPE ARCHITECTURE

LRK Looney Ricks Kiss

KITTELSON & ASSOCIATES

Stantec

DELTA DEVELOPMENT GROUP INC.

LANGAN ENGINEERING & ENVIRONMENTAL SERVICES

CEC Civil & Environmental Consultants, Inc.

STAKEHOLDERS & COMMUNITY PARTNERS

BOROUGH OF SHARPSBURG, PA Established 1826

PA

Allegheny County

SHARPSBURG NEIGHBORHOOD ORGANIZATION

BOROUGH OF ASPINWALL EST. 1892

ALLEGHENY RiverTrail Park

Township of O'HARA PENNSYLVANIA

HAMPTON SHALER WATER AUTHORITY

alcosan allegheny county sanitary authority

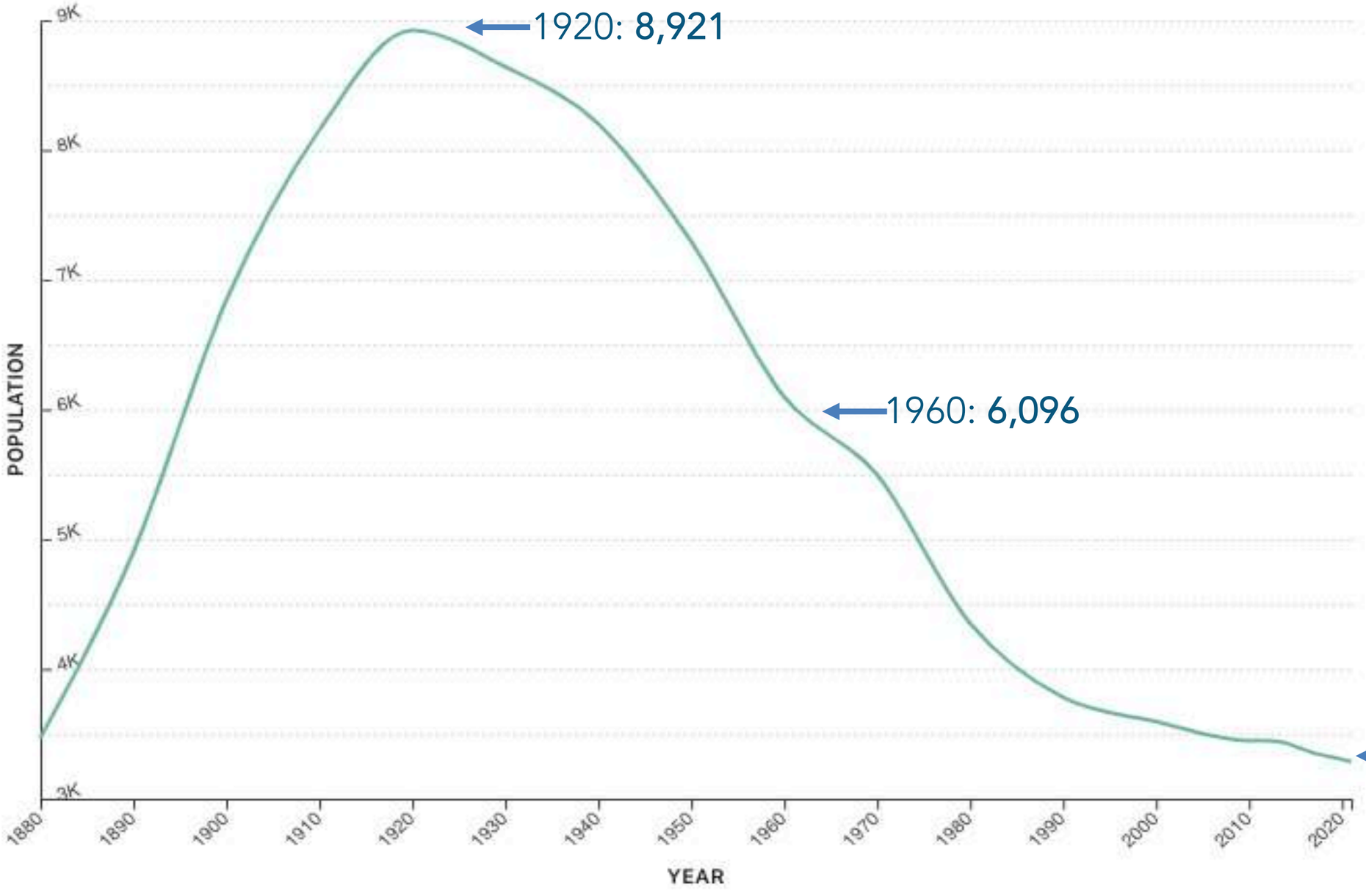
Rye Development

ACTION HOUSING INC

PITTSBURGH BALLET THEATRE

SHARPSBURG'S HISTORICAL GROWTH & POPULATION

The borough, its main street and related built infrastructure were originally built and grown to support a historic community that was almost 3 times the size of today's population. Growing the community again helps ensure its health and sustainability.



SHARPSBURG ECONOMIC DEVELOPMENT & LOCAL BUSINESS

There is great momentum in Downtown Sharpsburg in recent years, with new businesses opening alongside older legacy ones, all of which serve the community and contribute to the revitalization of Main Street. Allegheny Shores can play an important role in accelerating the pace and magnitude of local visitation, spending and investment and the economic impact on small businesses.

NEW SHARPSBURG BUSINESSES & INDUSTRY ALONGSIDE ESTABLISHED COMMUNITY STEWARDS

Sara's Pets & Plants
Relocated from Squirrel Hill

Dancing Gnome Brewery
Top 10 Brewery in PA (UnTappd)

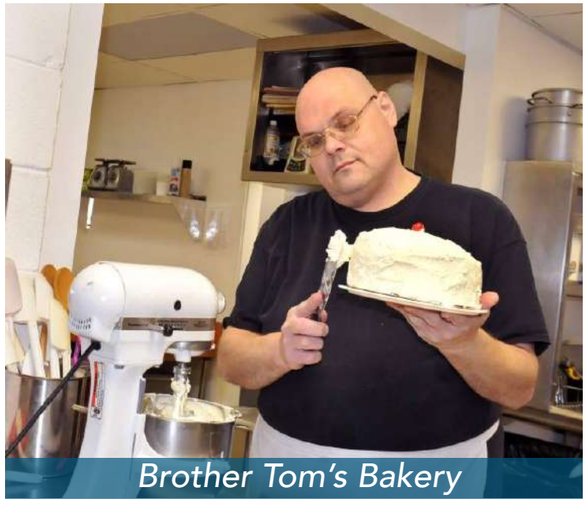
Gino Bros Pizzeria
Best Pizza in Pittsburgh (Star 100.7)

2 Sisters 2 Sons
A Pittsburgh "Must Eat" Restaurant (Thrillist)

Ketchup City Creative

Redhawk Coffee

Gran Canal Caffé



Brother Tom's Bakery

SHARPSBURG COMMUNITY VISION & ECODISTRICT

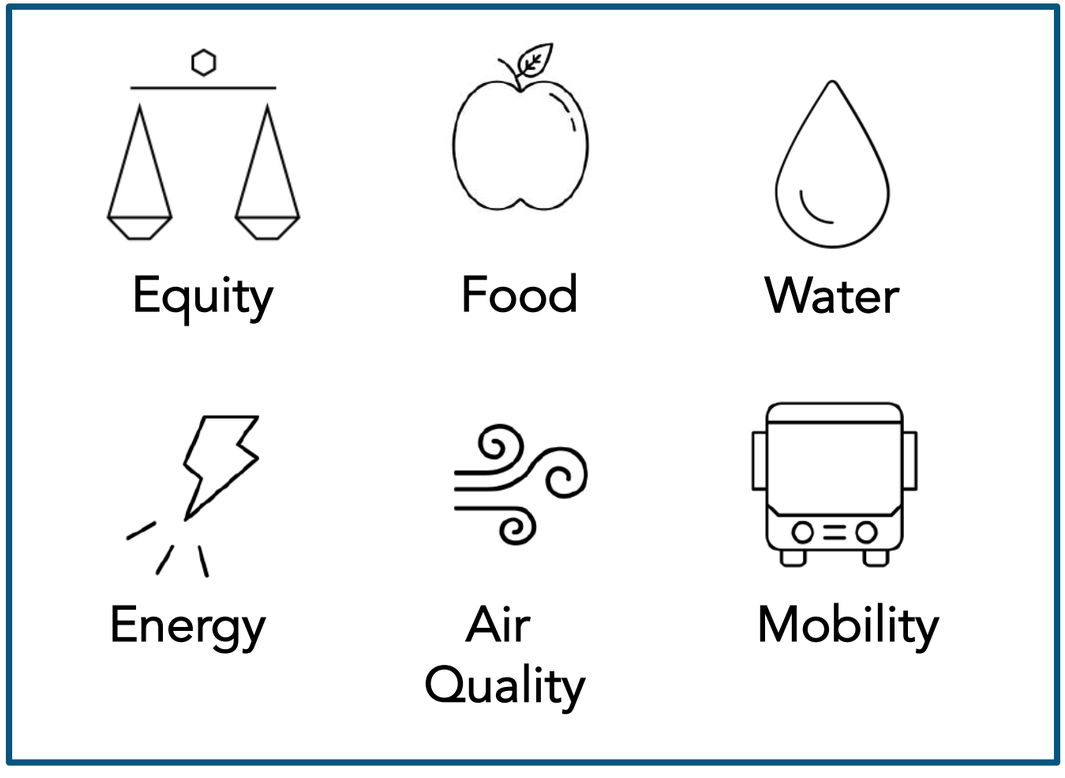
Allegheny Shores is a community-driven project whose vision will contribute to achieving many of the borough's goals and objectives.

Some Key Priorities Include (non-exhaustive):

- **Leverage new developments** to benefit existing residents and the local economy
- Strengthen **connections** between the **community, nature and the river**
- **Preserve affordability** (housing, recreational amenities, businesses)
- **Reduce Sharpsburg flood** insurance rates and **address stormwater management issues**
- **Ecological restoration** of natural systems
- Build **community prosperity**
- Prioritize **pedestrians**
- **Community garden** programming and **public art** projects
- **Workforce** development **training**
- **Create local employment** opportunities

SHARPSBURG ECODISTRICT

Promote sustainable community development in six quality of life areas:



ALLEGHENY SHORES | *THE VISION*

- A mixed-use wellness community on the Allegheny River

- 60 acres and 1.5 miles of former industrial shoreline transformed into a community legacy and regional destination

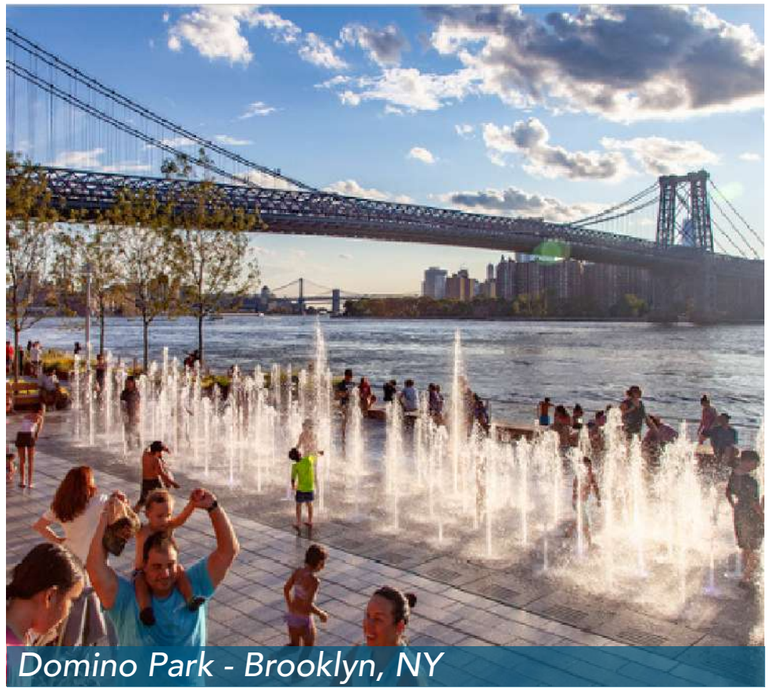
- Creating diverse neighborhoods, vibrant civic and cultural life, with a focus on health, well-being, and environmental sustainability

- Connect Sharpsburg, other local communities, and the region to an activated waterfront, with parks and a trail system

- Celebrate the character and ingenuity of Sharpsburg, Greater Pittsburgh and the Commonwealth of Pennsylvania

KEY PRINCIPLES | *A VIBRANT & ENGAGING DESTINATION*

ACTIVATED RIVERFRONT



Domino Park - Brooklyn, NY

Ensure a year-round celebration of the riverfront

MIXED-USE COMMUNITY

Mosaic District - Fairfax, VA

Program an activated community with local and regional culture, creativity, hospitality and commercial vitality

ECONOMIC DEVELOPMENT

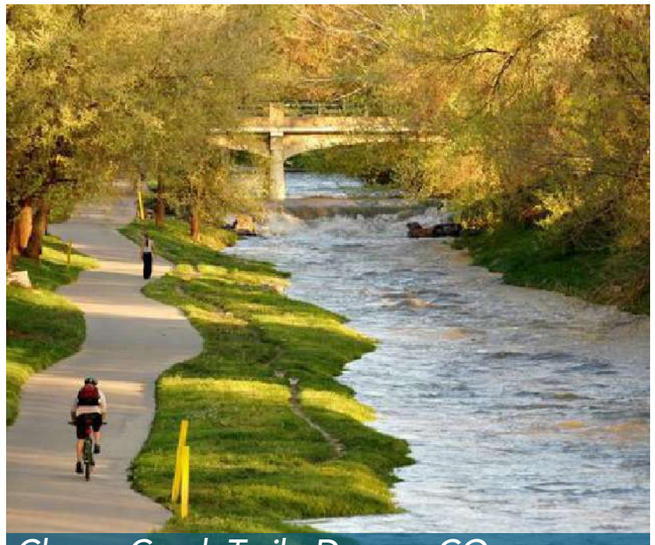
Cambridge Crossing - Cambridge, MA

Cultivate a robust mixed-use economy

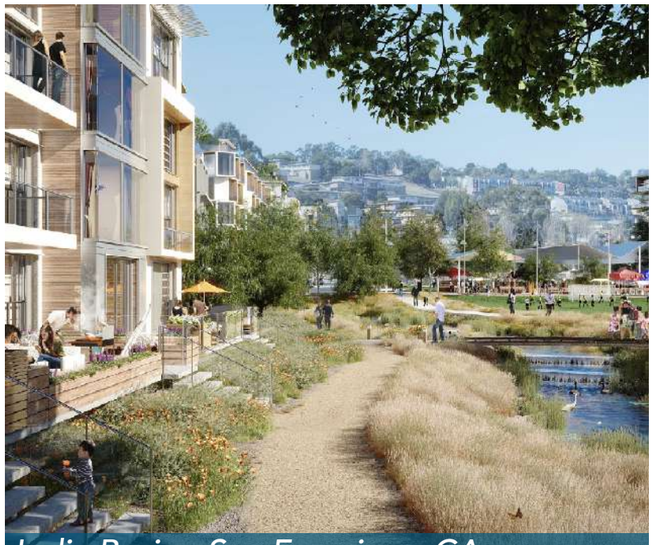
KEY PRINCIPLES | *A LIVABLE & ENRICHING COMMUNITY*

RIVERFRONT TRAILS & GREEN SPACE

Encourage connections to nature and four-season recreation



Cherry Creek Trail - Denver, CO



India Basin - San Francisco, CA

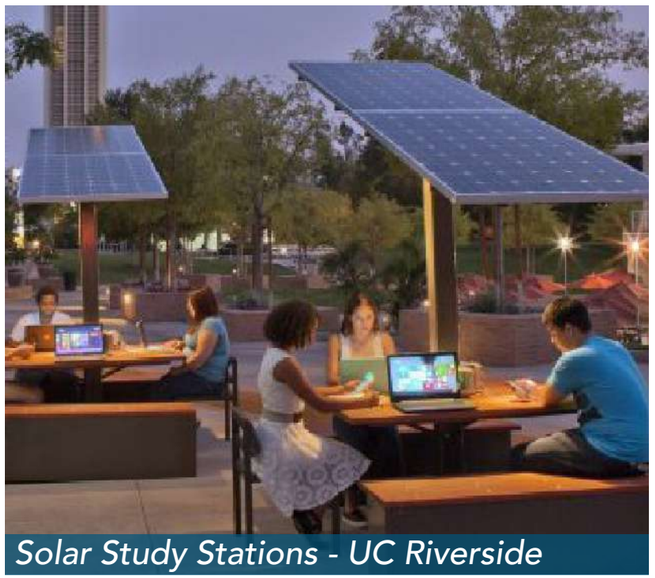
SUSTAINABLE, DIVERSE HOUSING

Promote an inclusive mix of housing options for intergenerational living

HEALTH & WELLNESS

Enable people to live well, live longer, live safer and live happier

Adamsville Health Center - Atlanta, GA



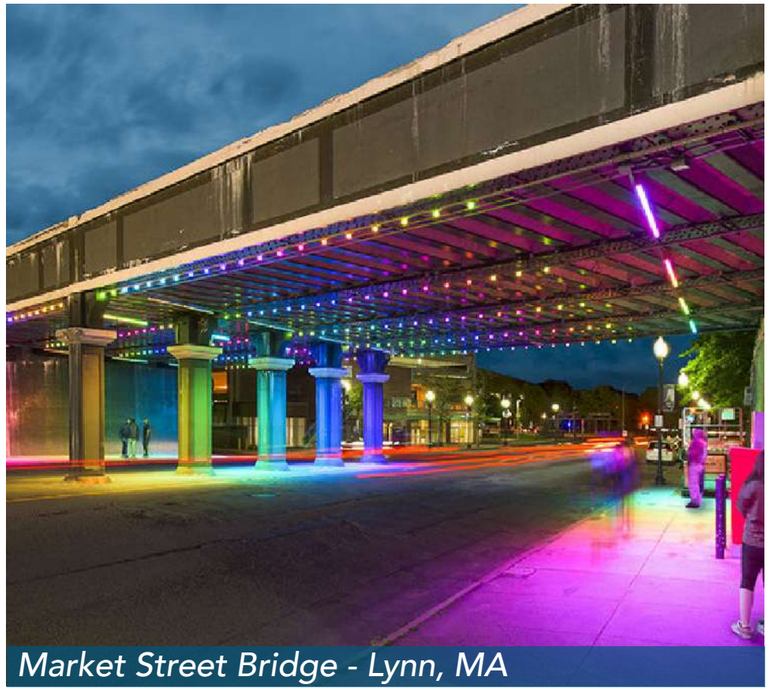
Solar Study Stations - UC Riverside

EDUCATION & LIFELONG LEARNING

Nurture curiosity and encourage educational opportunities

KEY PRINCIPLES | *AN INNOVATIVE & ENDURING DISTRICT*

MOBILITY & TRANSPORTATION



Market Street Bridge - Lynn, MA

Interconnect local and regional communities to the district and waterfront through multi-modal access

ENVIRONMENTAL INITIATIVES

Rain Ravine, Frick Environmental Center - PA

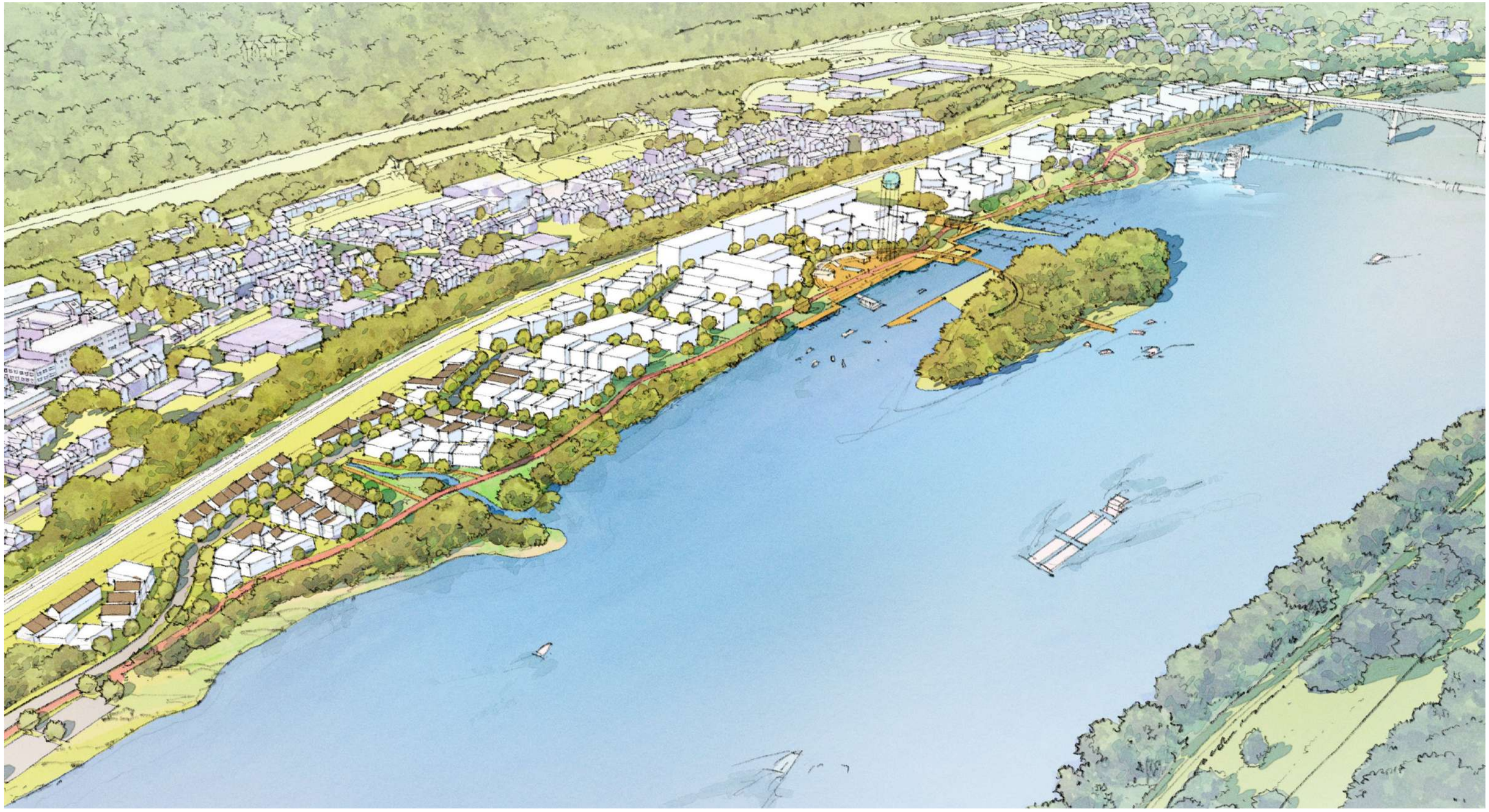
Create a healthy, sustainable and resilient community environment

SMART-CITY TECHNOLOGY & INFRASTRUCTURE

Smart sewer sensors - Kansas City, MO

Program a connected district that leverages technology to provide better services and improved quality of life

ALLEGHENY SHORES | *AERIAL RENDERING*



COMMUNITY MEETING 1 | *WHAT WE HEARD*

CONCERNS

- Tax increases
- Maintaining and enhancing affordability
- Not competing with Sharpsburg business community
- Limited access to site/riverfront
- Traffic and parking
- Flooding
- Construction impact

DESIRES & OPPORTUNITIES

- Excitement w. vision and unique opportunities of riverfront
- Enhanced connections to river and creating walkability
- Create an authentic sense of place and community that is truly part of/an extension of Sharpsburg
- Create a fine grain community that supports small-scale retail and access to food and services
- Provide for more green spaces and trail connections
- Diverse and inclusive housing types & options – intergenerational, affordable and living styles

COMMUNITY MEETING 2 | *WHAT WE HEARD*

GENERAL REACTIONS

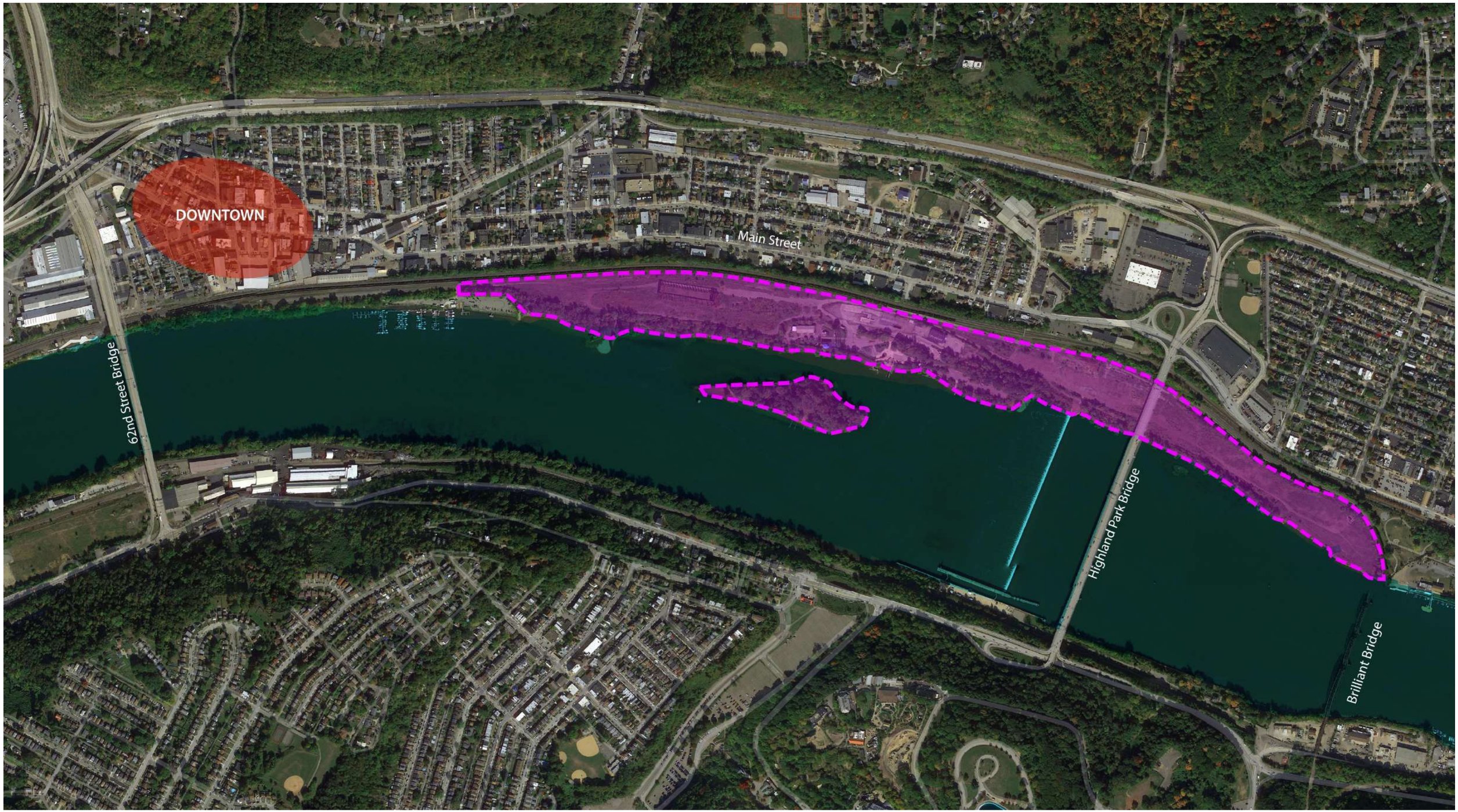
- Excitement at the development vision, especially the riverfront connectivity and uses proposed
- Reiteration of concerns around traffic, parking, flooding, and affordable housing and looking forward to these being addressed in more detail as the project moves forward
- Enthusiasm at the new ideas and recommendations that were illustrated in the plan and sketches for an expanded and enhanced park and community spaces at James Sharp Landing

SPECIFIC COMMENTS

- Ensure a direct, accessible, visible, and safe connection from Sharpsburg to the riverfront that is public oriented and not hidden
- Desire for green spaces for all types of recreational uses – passive and active
- Strong and universal desire for a dog park
- Want a close connection to nature with trials and native plantings
- The new development should complement downtown– find a way to make both the project and downtown prosper
- Capture stormwater to reduce flooding.
- Include art and space to support artists
- Allow for community celebrations by providing space for events and weddings, etc.

CREATING NEW SHARPSBURG COMMUNITY CONNECTIONS

Site Orientation

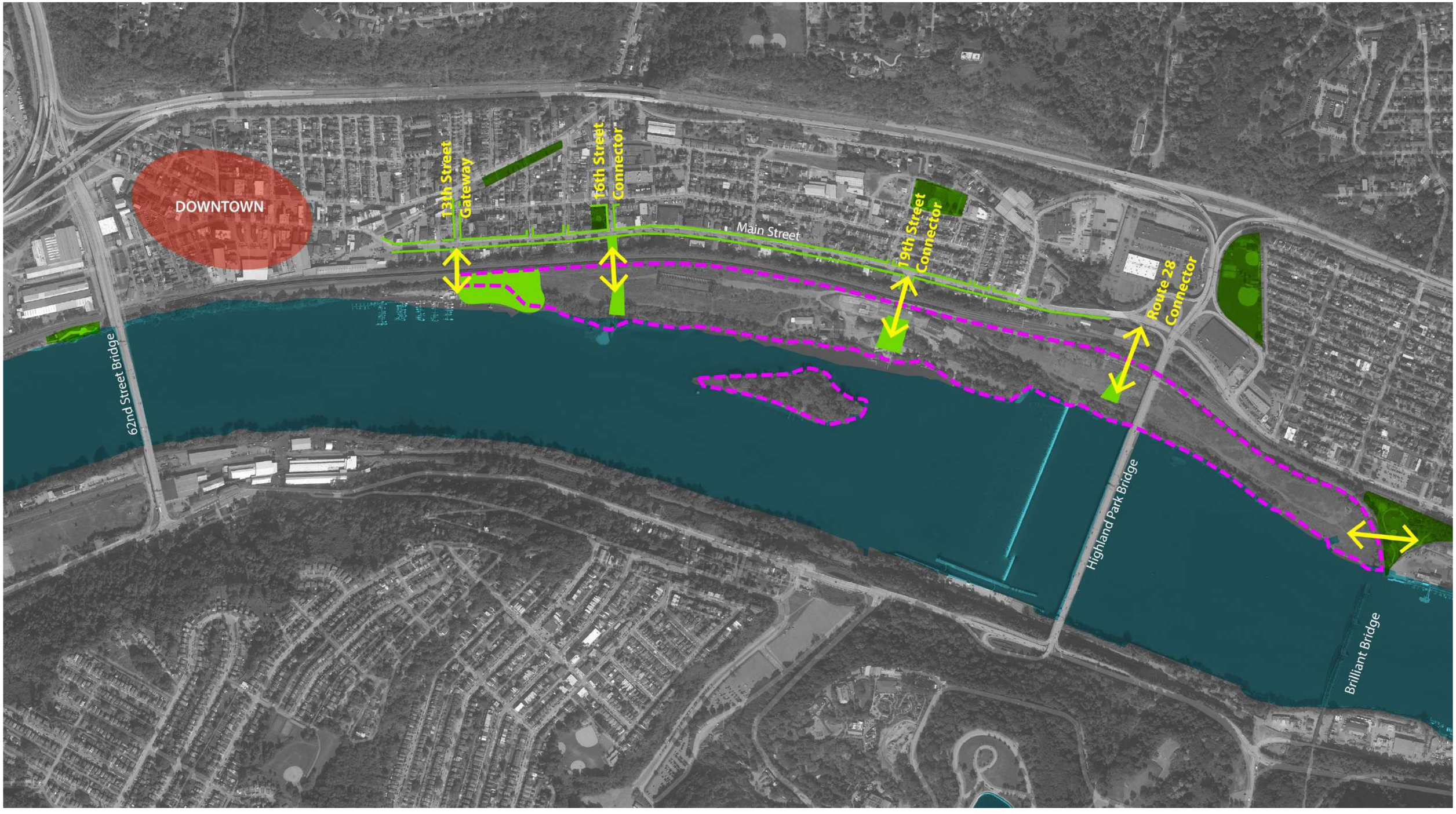


CREATING NEW SHARPSBURG COMMUNITY CONNECTIONS

Existing Community Greenspace & Access

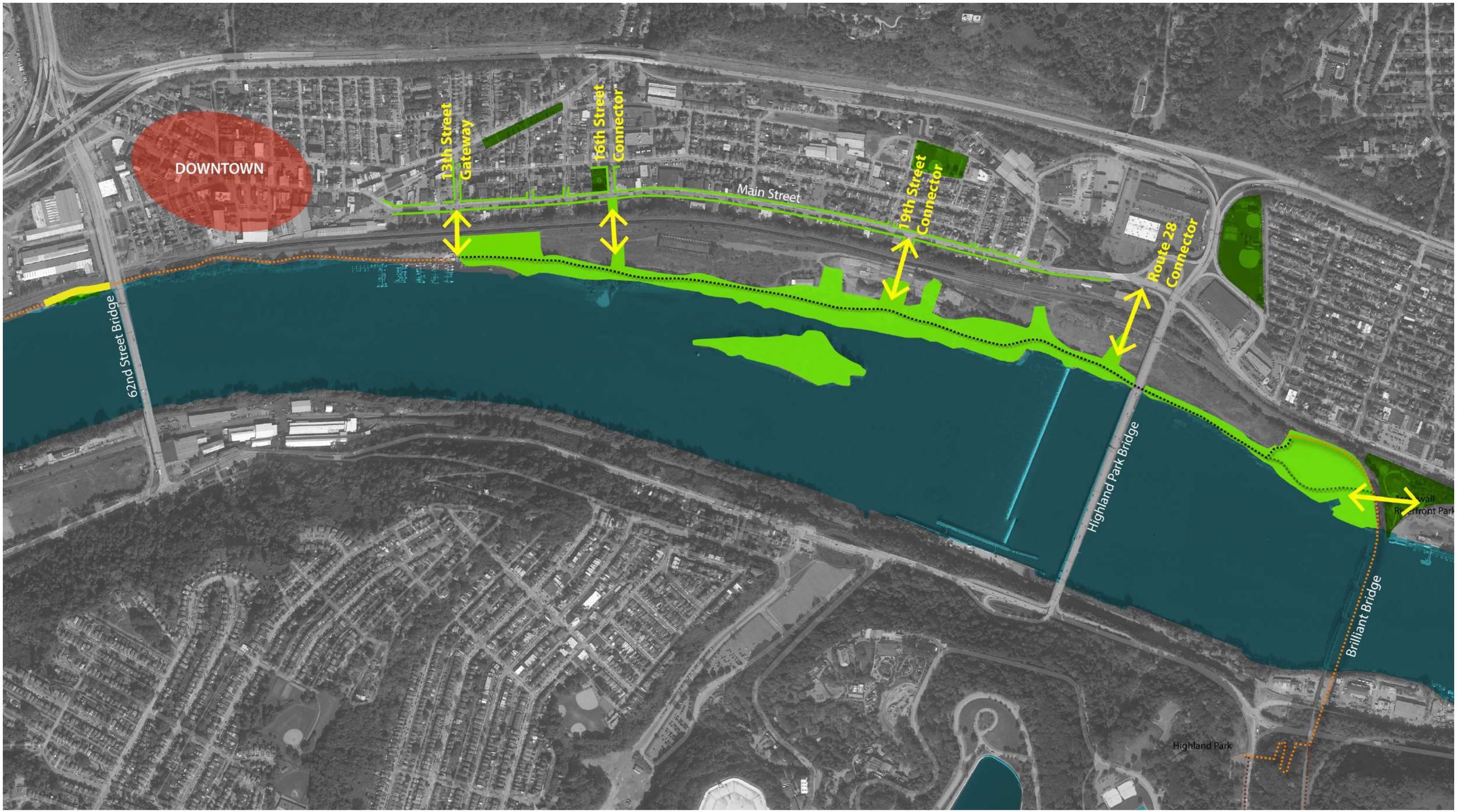
CREATING NEW SHARPSBURG COMMUNITY CONNECTIONS

New Site Connections & Public Space Gateways



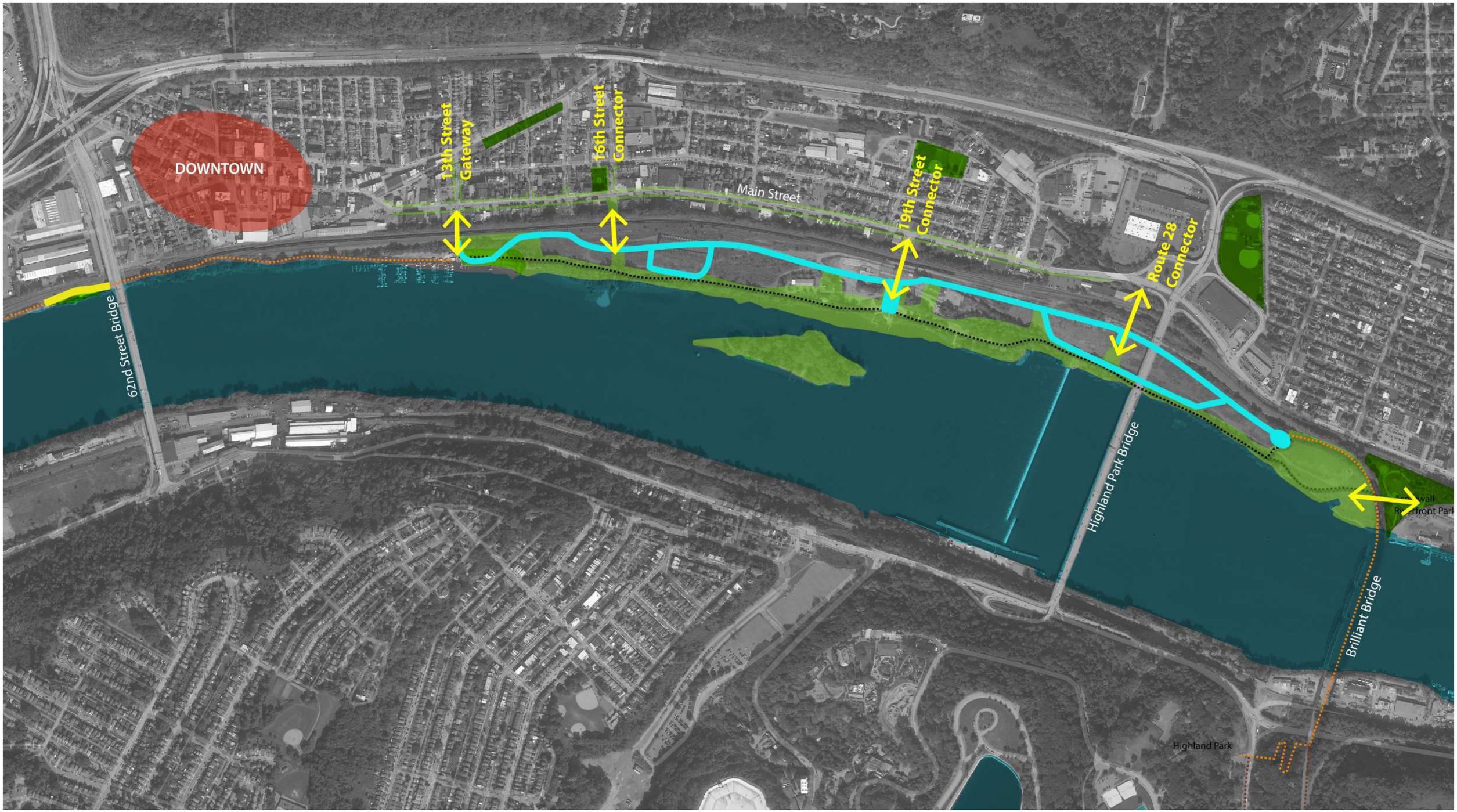
CREATING NEW SHARPSBURG COMMUNITY CONNECTIONS

New Openspace – Creating the Most Substantial Contiguous Waterfront Park in the Region



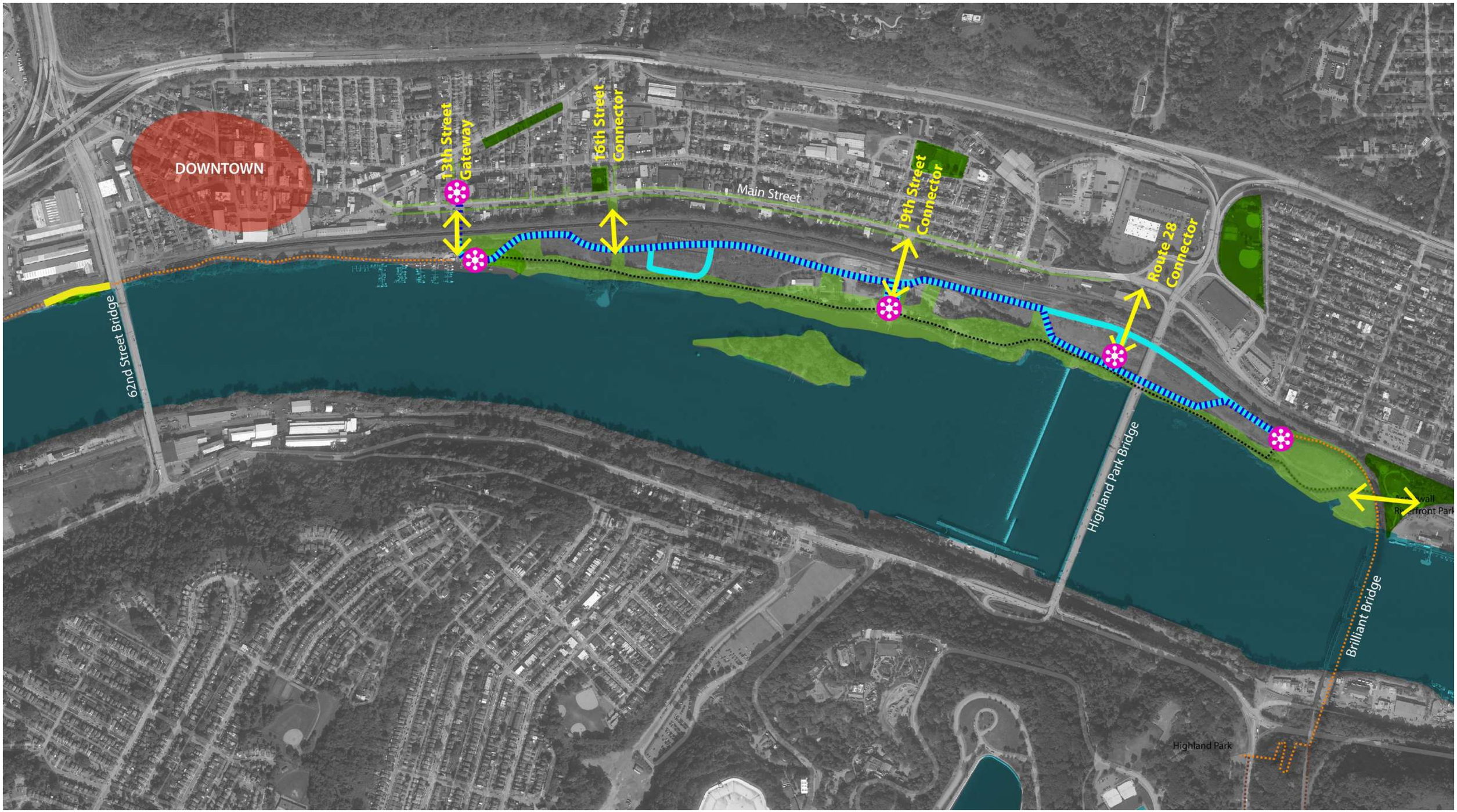
CREATING NEW SHARPSBURG COMMUNITY CONNECTIONS

New Road System



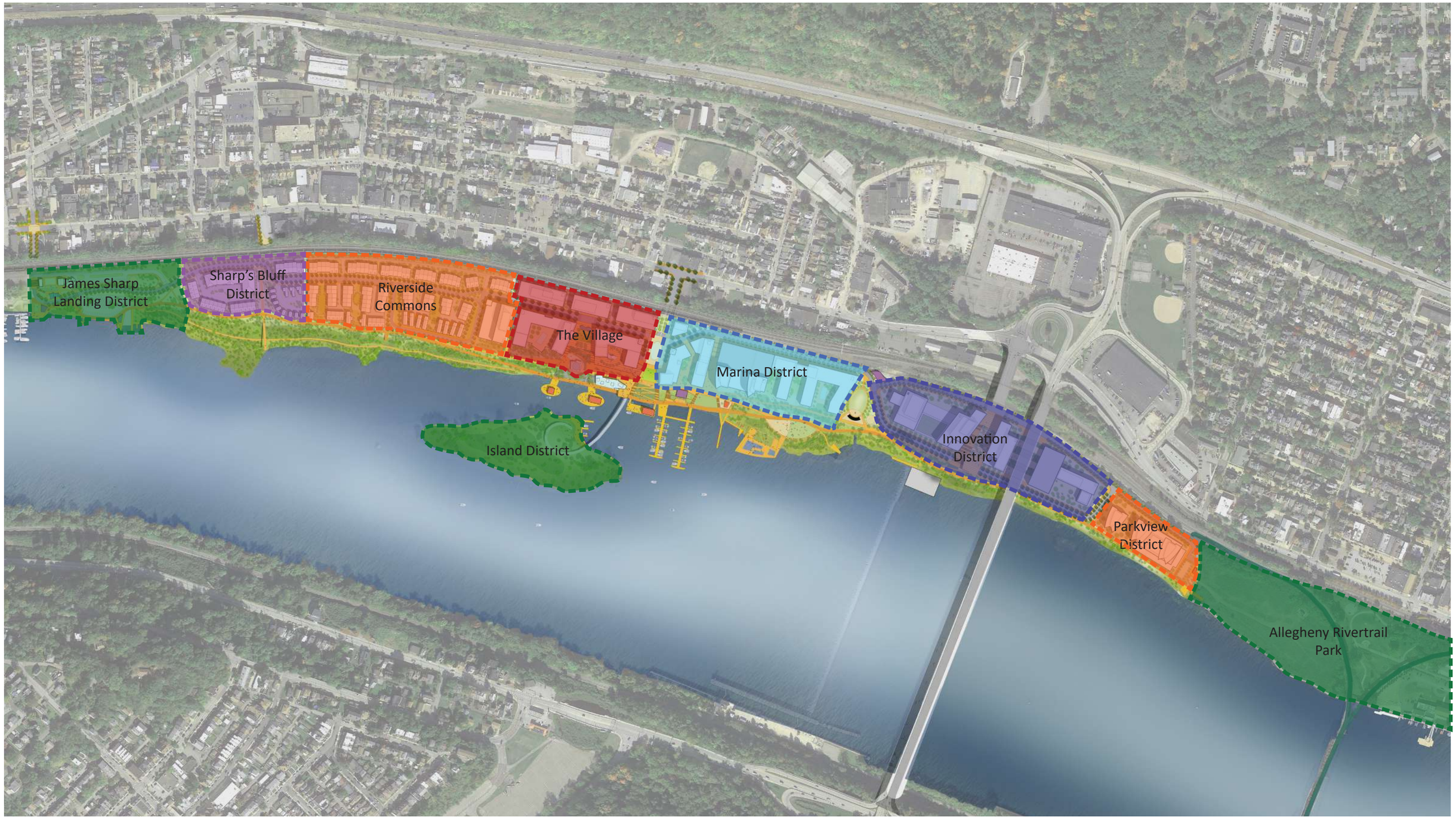
CREATING NEW SHARPSBURG COMMUNITY CONNECTIONS

Mobility & Transit Strategy



ALLEGHENY SHORES | *CONCEPTUAL MASTER PLAN*

ALLEGHENY SHORES | *DIVERSE NEIGHBORHOODS*



13TH ST & JAMES SHARP LANDING | *EXISTING*

13TH ST & JAMES SHARP LANDING | *ENHANCED GREENSPACE*

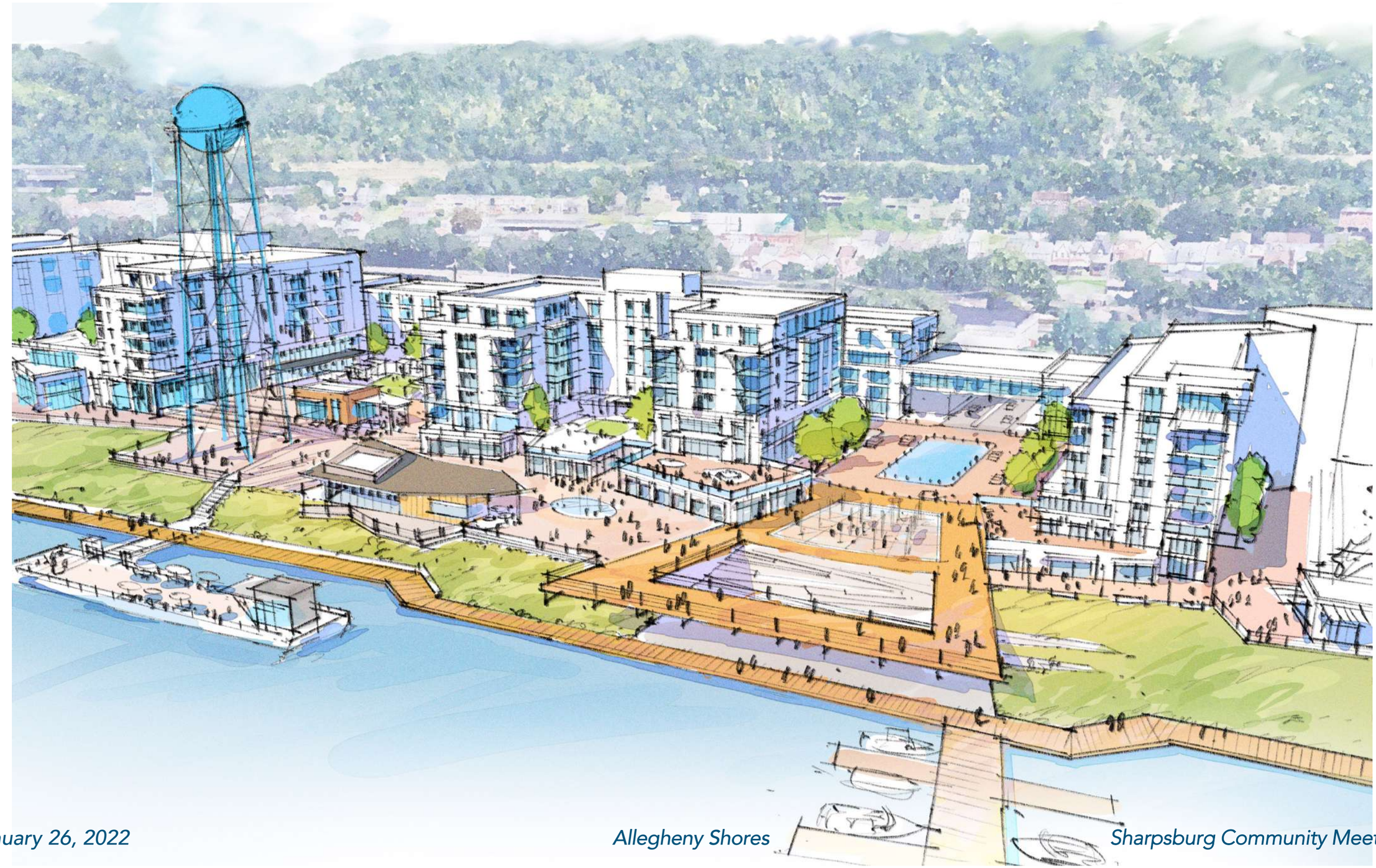
13TH ST & JAMES SHARP LANDING | *COMMUNITY SPACES*

13TH ST & JAMES SHARP LANDING | *CONCEPT PLAN*

19TH ST RIVERFRONT GATHERING SPACES | *EXISTING*

19TH ST RIVERFRONT GATHERING SPACES | *THE VISION*

A setting for arts & culture, waterfront recreation, small business, socialization and community connectivity



19TH ST RIVERFRONT GATHERING SPACES | *CONCEPT PLAN*

RIVERSIDE COMMONS | *EXISTING*

RIVERSIDE COMMONS | *THE VISION*

FUNDING INVESTMENT INTO THE COMMUNITY

Essential public infrastructure and investments to unlock site potential that we are collaborating with local and regional leadership to secure public funding and financing for

Improved Site Access & Connections

Environmental Site Remediation & Safety

Riverfront Park Master Plan Realization & Outdoor Recreation Amenities

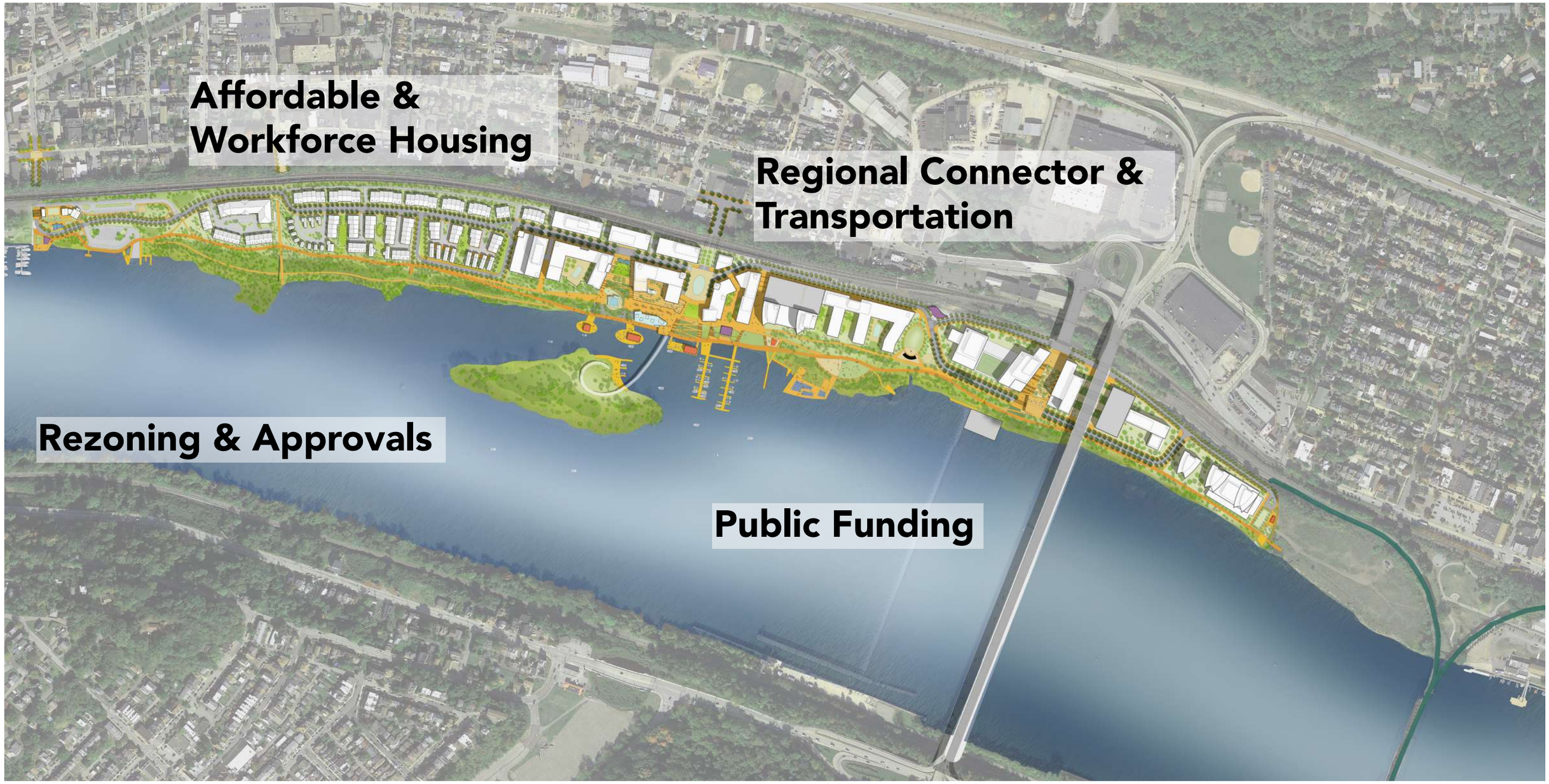
Waterfront Access (piers, boardwalk, marina, ferry & parking)

Stormwater & Flooding Solutions

Affordable & Workforce Housing

2022 ROADMAP & PROJECT PRIORITIES

Priority initiatives to make the vision & master plan a reality in conjunction with community leadership and for which we will need community input and support



QUESTIONS & DISCUSSION

ONGOING COMMUNITY ENGAGEMENT |

An ongoing process to continue the conversation and get your feedback

CONTACT US!

SHARPSBURG
NEIGHBORHOOD ORGANIZATION

brittany@sharpsburgneighborhood.org

THE MOSITES COMPANY

LiveWork LearnPlay

THE WORKING GROUP

riverfront@mosites.net