



City of
Pittsburgh

Downtown – Marina Concepts
Charrettes

March 16, 2024



City of Pittsburg

California



LAND USE STUDY

PHASE I: ANALYSIS OF EXISTING LAND USE



RIVERVIEW PARK



DOWNTOWN



MARINA



LEVESQUE DESIGN

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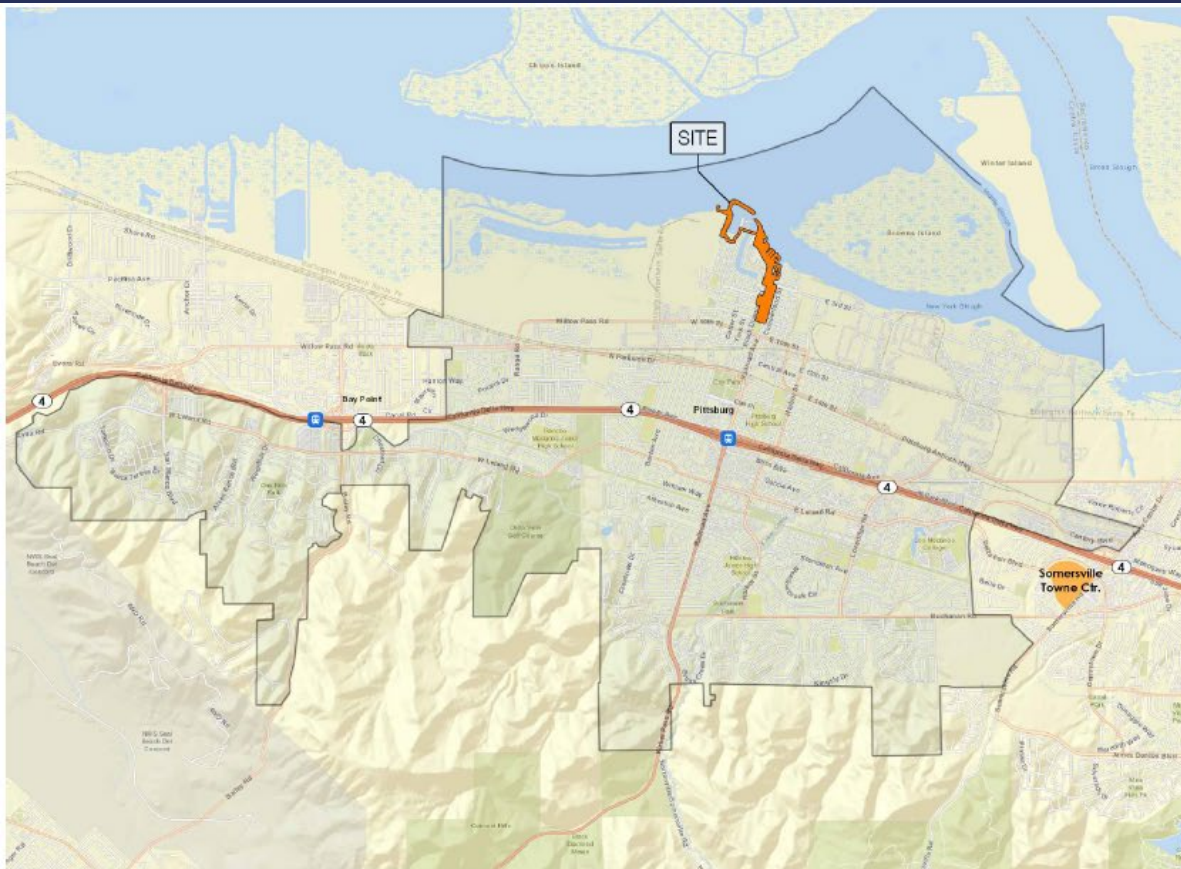


Architecture | Planning | Interiors

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OBJECTIVES



PROJECT OBJECTIVES

PROVIDE LAND USE ANALYSIS AND DESIGN STUDY WITH FOCUS ON THREE PRINCIPAL AREAS OF THE CITY - DOWNTOWN, MARINA, AND RIVERVIEW PARK. MATERIAL RESOURCES INCLUDE THE CITY OF PITTSBURG'S DESIGN GUIDELINES AND PRINCIPLES DOWNTOWN (2005), RAILROAD AVENUE SPECIFIC PLAN (2009), PITTSBURG MOVE ACTIVE TRANSPORTATION PLAN (2020), ENVISION PITTSBURG LAND USE ALTERNATIVE & CAPACITY REPORT (2021), AND PLAN A PARK RECAP (2022).

PHASE I OBJECTIVES

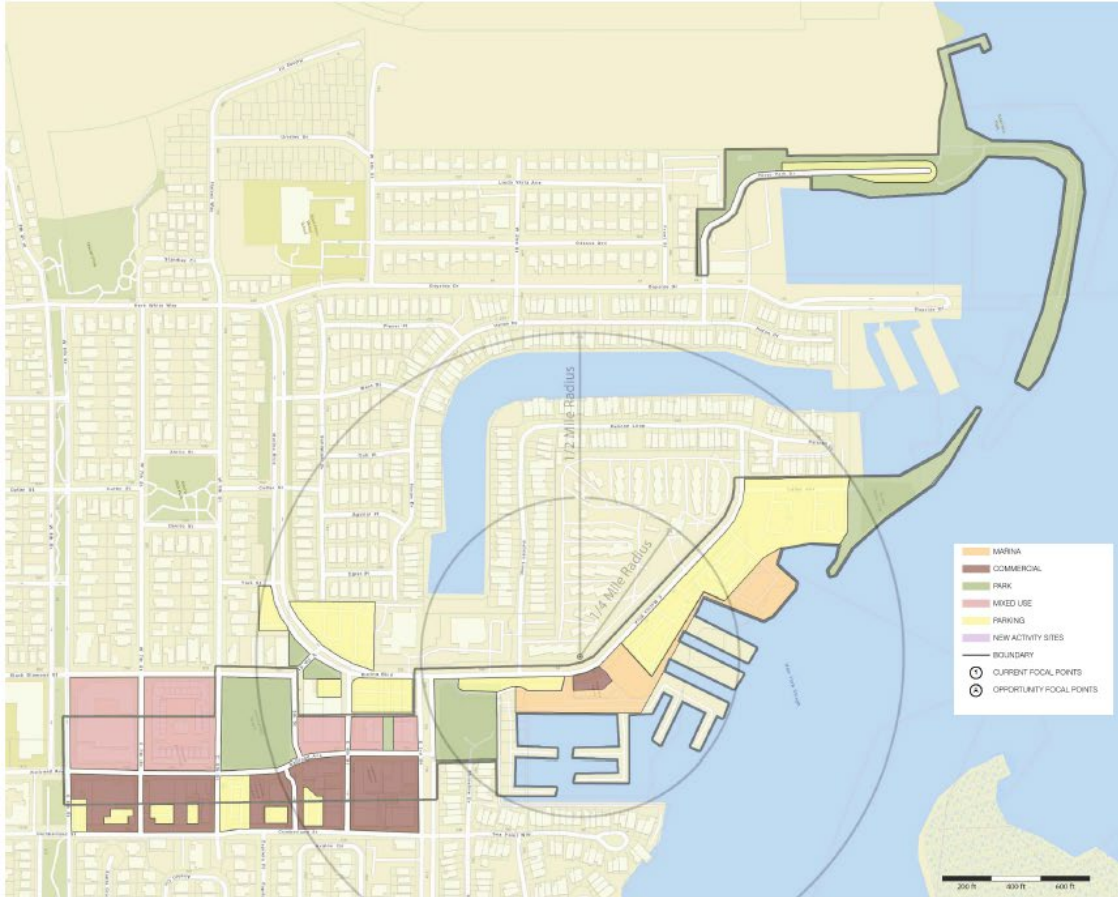
PROVIDE AN ASSESSMENT OF THE CURRENT BUILT ENVIRONMENT WITH A FOCUS ON THE FOLLOWING THREE PRINCIPAL AREAS OF THE CITY - DOWNTOWN, MARINA AND RIVERVIEW PARK DISTRICTS. THE ASSESSMENT ELEMENTS INCLUDE:

- LAND USE
- COMMUNITY DESIGN
- TRANSPORTATION
- CULTURAL & HISTORICAL RESOURCES
- NATURAL RESOURCES
- RECREATION & COMMUNITY FACILITIES
- UNDEVELOPED & UNDERDEVELOPED LAND USE OPPORTUNITIES

SHEET INDEX

- 0 - COVER SHEET
- 1 - LOCATION MAP & OBJECTIVES
- 2 - LAND USE MAP
- 3 - TRANSPORTATION MAP
- 4 - BICYCLE MAP
- 5 - OPPORTUNITY MAP
- 6 - DOWNTOWN CURRENT
- 7 - DOWNTOWN PROPOSED
- 8 - MARINA CURRENT
- 9 - MARINA OPPORTUNITIES
- 10 - HARBOR PARK CURRENT
- 11 - HARBOR PARK OPPORTUNITIES
- 12 - RIVER VIEW PARK CURRENT
- 13 - RIVER VIEW PARK OPPORTUNITIES

CURRENT & PLANNED LAND USE



ROADS & STREETS

CITY PLANNED USES

- MARINA BLVD BUFFERED BICYCLE LANES (ST-19)
- MARINA BLVD IMPROVEMENTS (ST-49)
- RAILROAD AVE. 3RD-10TH STREETS BULB-OUT (SD-44)
- MARINA INFRASTRUCTURE REPAIR (M-11)
- STREET NAME SIGN LED CONVERSION (S-2)
- RAILROAD AVE & 3RD ST SIGNAL (S-26)
- STREET LIGHTS (G-7)
- ADA TRANSITION PLAN (G-9)

PARKS

EXISTING PARK FEATURES

- BERTH
- DINING
- LEISURE
- BOATING
- PICNICS

CITY PLANNED USES

- HARBOR PARK RESTROOMS (PK-1)
- PLAYGROUND REPLACEMENT (PK-4)
- ADA IMPROVEMENTS (PK-5)
- PARK FEATURES REPLACEMENT (PK-9)
- RESTROOM REPLACEMENTS (PK-10)
- SIGNAGE REPLACEMENT (PK-15)
- BOAT LAUNCH UPGRADE (M-2)
- MARINA (RIVERVIEW BASIN) DREDGE (M-3)
- REPLACE COVERED BERTHS 1-3 (M-4)
- RIVERVIEW RESTROOM REMODEL (M-5)
- MARINA SOUTH PARKING LOT IMPROVEMENT (M-8)
- RIVERVIEW DOCK REPAIR (M-10)
- RIVERVIEW PARK INFRASTRUCTURE (SD-46)

PARKING

EXISTING PARKING

- DOWNTOWN - 11 SURFACE LOTS
- MARINA - 3 SURFACE LOTS
- RIVERVIEW PARK - 1 SURFACE LOT

CITY PLANNED USES

- DOWNTOWN PARKING STRUCTURE (B-54)
- RAILROAD AVE & 5TH ST PARKING LOT (B-53)
- MARINA PARKING LOT (SD-42)

PUBLIC TRANSPORTATION



ROADS & STREETS

TRAFFIC COUNT

- RAILROAD AVE (3RD - 10TH ST) - 9,103 BIDIRECTIONAL ADT
- MARINA BLVD. - NO DATA

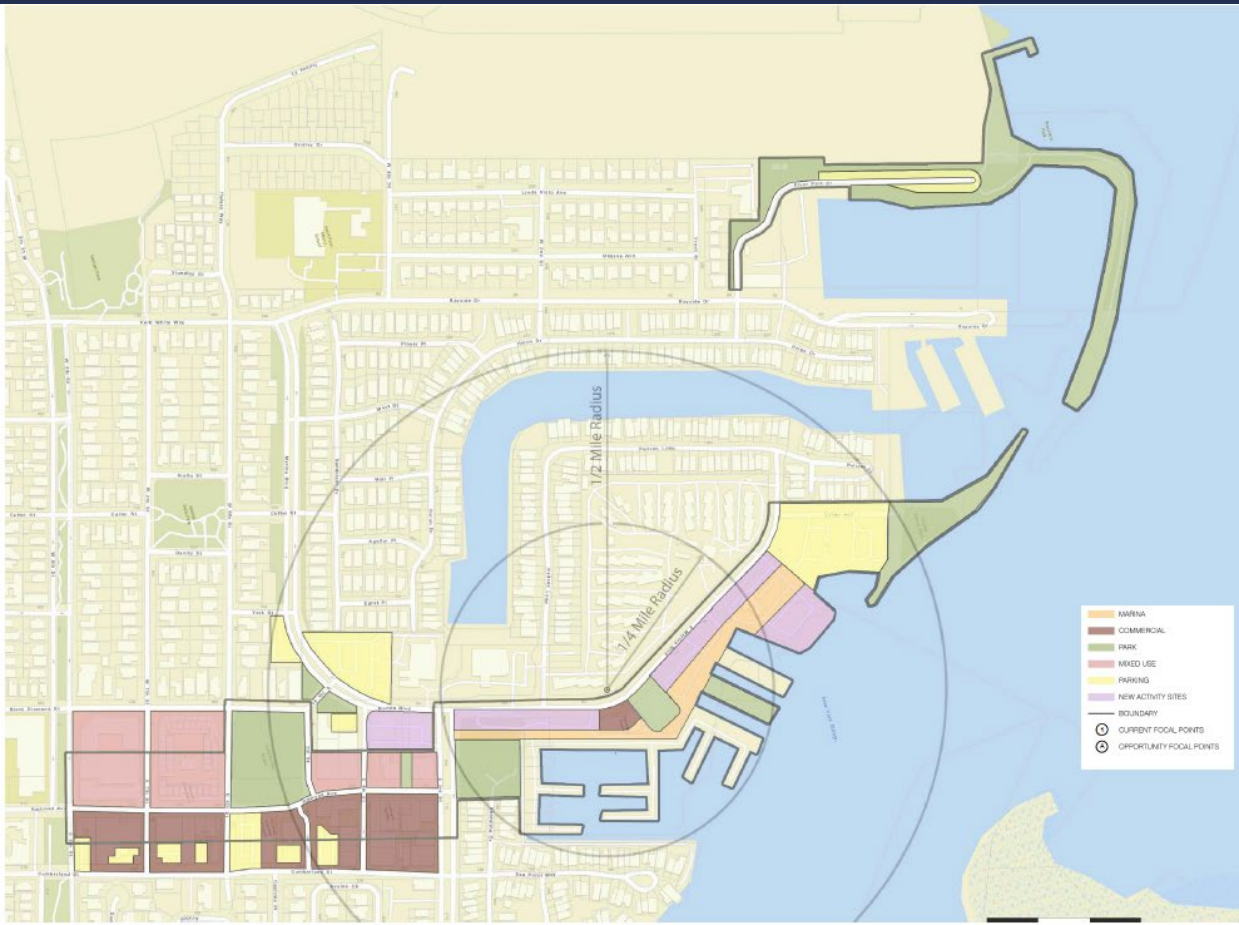
CITY PLANNED USES

- MARINA BLVD BUFFERED BICYCLE LANES (ST-19)
- MARINA BLVD IMPROVEMENTS (ST-49)
- RAILROAD AVE 3RD-10TH BULE-OUT (SO-44)
- MARINA INFRASTRUCTURE REPAIR (M-11)
- STREET NAME SIGN LED CONVERSION (G-2)
- RAILROAD AVE & 3RD ST SIGNAL (S-26)
- STREET LIGHTS (G-7)
- ADA TRANSITION PLAN (G-9)

OPPORTUNITIES

- EXPAND ROUTE TO CONNECT TO RIVERVIEW PARK
- ALTERNATIVE SHARED TRANSPORTATION
- ENHANCE BUS STOP EXPERIENCE
- ENHANCE WAY FINDING
- EVENT SHUTTLES





ROADS & STREETS

CITY PLANNED USES

- MARINA BLVD. BUFFERED BICYCLE LANES (ST-19)
- MARINA BLVD. IMPROVEMENTS (ST-49)
- RAILROAD AVE. 3RD-10TH BULB-OUT (SD-44)
- MARINA INFRASTRUCTURE REPAIR (M-11)
- STREET NAME SIGN LED CONVERSION (S-2)
- RAILROAD AVE. & 3RD ST. SIGNAL (S-26)
- STREET LIGHTS (G-7)
- ADA TRANSITION PLAN (G-9)

OPPORTUNITIES

- PROMOTE GREATER PEDESTRIAN SIDEWALK ENGAGEMENT
- FACADE & STREET IMPROVEMENT INITIATIVE
- INCREASE SENSE OF BRANDING/PLACEMAKING

PARKS

CITY PLANNED USES

- RESTROOM REPLACEMENTS (PK-10)
- HARBOR PARK RESTROOMS (PK-1)
- PLAYGROUND REPLACEMENT (PK-4)
- PARK FEATURES REPLACEMENT (PK-9)
- ADA IMPROVEMENTS (PK-5)
- SIGNAGE REPLACEMENT (PK-15)
- BOAT LAUNCH UPGRADE (M-2)
- MARINA (RIVERVIEW BASIN) DREDGE (M-3)
- REPLACE COVERED BERTHS 1-3 (M-4)
- RIVERVIEW DOCK REPAIR (M-10)
- RIVERVIEW PARK INFRASTRUCTURE (SD-46)
- RIVERVIEW RESTROOM REMODEL (M-5)
- MARINA SOUTH PARKING LOT IMPROVEMENT (M-8)

OPPORTUNITIES

- CONNECTION FROM HARBOR PARK TO RIVERVIEW PARK
- REASSIGN/REMOVE SOME COVERED BERTHS
- EXPAND FOOTPRINT OF HARBOR PARK
- INTRODUCE RETAIL KIOSK TO PARK AREAS
- INTRODUCE MOBILE RETAIL TEMPLATE FOR SPECIAL EVENTS
- ENHANCE WALKING & BIKE TRAILS
- PROVIDE CONNECTIVE ELEMENT BETWEEN HARBOR & RIVERVIEW PARKS

PARKING

CITY PLANNED USES

- DOWNTOWN PARKING STRUCTURE (B-54)
- RAILROAD AVE. & 5TH ST. PARKING LOT (B-53)
- MARINA PARKING LOT (SD-42)

OPPORTUNITIES

- FLEXIBLE USAGE OF UNDERUSED SURFACE LOTS
- EXPANDED ADJACENT USES UNDERUSED SURFACE LOTS
- EVALUATE NEED FOR ADDITIONAL PARKING

DOWNTOWN



SUMMARY

FEATURES

- WALKABLE SHOPPING
- ADJACENT TO WATERWAYS
- ADJACENT TO PARKS

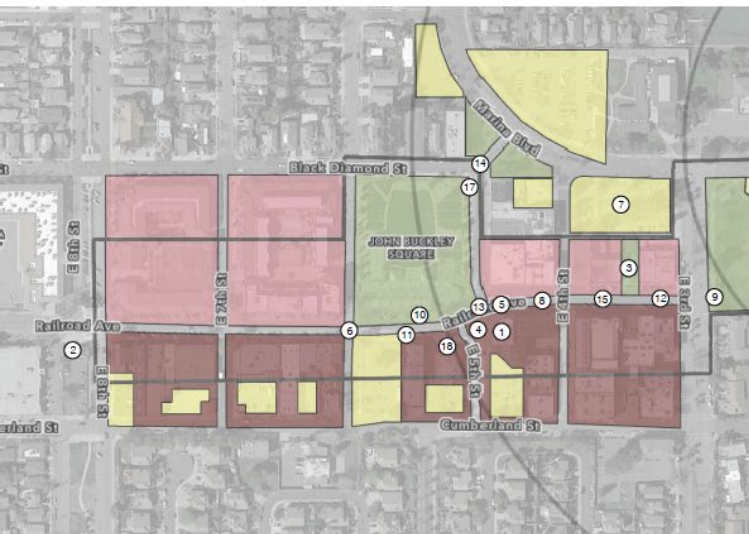
FACILITIES

- RESTAURANTS
- WINE TASTING
- HOUSING
- PERSONAL SERVICES
- PARKS
- KAYAK & STAND-UP PADDLE BOARD RENTALS
- PARKING

CITY PLANNED USES

- RAILROAD AVE., 3RD-10TH ST. BULB-OUT (2D-44)
- STREET NAME SIGN LED CONVERSION (2-2)
- RAILROAD AVE. & 3RD ST. SIGNAL (2-26)
- STREET LIGHTS (3-7)
- ADA TRANSITION PLAN (3-9)
- DOWNTOWN PARKING STRUCTURE (2-54)
- RAILROAD AVE. & 5TH ST. PARKING LOT (2-53)

- MARINA
- COMMERCIAL
- PARK
- MIXED USE
- PARKING
- NEW ACTIVITY SITES
- BOUNDARY
- 1 CURRENT FOCAL POINTS
- 2 OPPORTUNITY FOCAL POINTS



485 RAILROAD AVE. ①



GATEWAY FLAGS. ②



BILL MUNIC PLZ. ③



BILL MUNIC PLZ. ③



SURFACE PARKING ⑦



STEEL WORKER ④



444 RAILROAD AVE. ⑤



RAILROAD AVE. & E 5TH ST. ⑥



430 RAILROAD AVE. ⑧



DELAWARES PIONEER FISHERMAN ⑨



JOHN BUCKLEY SQUARE ⑩



324 RAILROAD AVE. ⑫



PUBLIC EVENTS ⑬



515 RAILROAD AVE. ⑪



351 RAILROAD AVE. ⑮



PUBLIC ART ⑯



BLACK DIAMOND COAL RAIL CAR ⑭



DOWNTOWN WAYFIND ⑰



501 RAILROAD AVE. ⑰

DOWNTOWN OPPORTUNITIES



SUMMARY

FEATURES

- WALKABLE SHOPPING
- ADJACENT TO WATERWAYS
- ADJACENT TO PARKS

FACILITIES

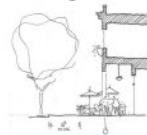
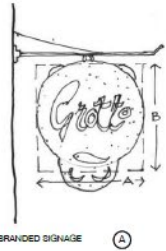
- RESTAURANTS
- WINE TASTING
- HOUSING
- PERSONAL SERVICES
- PARKS
- KAYAK & STAND-UP PADDLE BOARD RENTALS

CITY PLANNED USE

- RAILROAD AVE. & 3RD-10TH ST. BULB-OUT (D-4)
- STREET NAME SIGN LED CONVERSION (D-2)
- RAILROAD AVE. & 3RD ST. SIGNAL (D-26)
- STREET LIGHTS (S-7)
- ADA TRANSITION PLAN (S-9)
- DOWNTOWN PARKING STRUCTURE (B-5)
- RAILROAD AVE. & 5TH ST. PARKING LOT (B-53)

OPPORTUNITIES

- RE-IMAGINE CURRENT ALLEY CONDITION NEXT TO HISTORY MUSEUM.
- ENHANCE PEDESTRIAN NEWS (BILL MUNIZ PLZ.)
- RELOCATED STEEL WORKERS SCULPTURE AND BLACK DIAMOND RAIL CAR
- CREATE A RETAIL PROMENADE WITH INCREASED OUTDOOR DINING
- WIDEN SIDEWAYS AND PARALLEL PARKING
- SHIFT PARKING TO PERIMETER OF DOWNTOWN
- ENHANCE CYCLING EXPERIENCE
- EXPANDED PEDESTRIAN CORNERS AT INTERSECTIONS
- NEW DEVELOPMENT AT CURRENT VACANT/UNDER-USED LOTS
- ACTIVATE UNUSED STRIPED ASPHALT AND CREATE A PLAZA WITH DINING
- RE-PURPOSE HISTORY MUSEUM ALLEY TO A POP UP FOOD COURT.
- PEDESTRIAN GATEWAY TO THE RESIDENCES EAST OF DOWNTOWN.
- ENHANCE EVENT PROGRAMMING AT BUCKLEY PLAZA



MARINA



SUMMARY

FEATURES

- CAPE DINING
- MARINA WALKING PATH
- 575 BERTHS (274 COVERED)
- GIDE TIES

FACILITIES

- 2 FUEL DOCKS
- GUEST BERTHS
- ELECTRICITY
- 50 SLIPS
- KAYAK & STAND-UP PADDLE BOARD RENTALS

CITY PLANNED USES

- ADA IMPROVEMENTS (PK-5)
- SIGNAGE REPLACEMENT (PK-15)
- BOAT LAUNCH UPGRADE (M-3)
- REPLACE COVERED BERTHS 1-3 (M-4)
- MARINA SOUTH PARKING LOT IMPROVEMENT (M-8)
- MARINA PARKING LOT (SD-42)



BOAT BIRTHING ②



RENTALS ③



HOTEL SITE ⑤



TENNIS PAVILION ①



KAYAKING ④



MARINA AERIAL



PADDLE SURFING ⑦



MARINA PATHS



MARINA OUTLOOK ⑥



CAFE DINING ⑩



BIKING ⑪



MARINA GREEN ⑧



PUBLIC EVENTS ⑨



COVERED BIRTHING ⑫



BOAT FUELING ⑬



MARINA PATHS ①-④



BIKING ⑪



PLAZA MARINA AND MARINA ⑮



FESTIVALS ⑯

MARINA OPPORTUNITIES



SUMMARY

FEATURES

- 575 BERTHS (274 COVERED)
- SIDE TIES

FACILITIES

- 2 FUEL DOCKS
- GUEST BERTHS
- ELECTRICITY
- 50 SLIPS
- KAYAKS & STAND-UP PADDLE BOARD RENTALS

CITY PLANNED USES

- ADA IMPROVEMENTS (PK-5)
- SIGNAGE REPLACEMENT (PK-15)
- BOAT LAUNCH UPGRADE (M-2)
- REPLACE COVERED BERTHS 1-3 (M-4)
- MARINA SOUTH PARKING LOT IMPROVEMENT (M-8)
- MARINA PARKING LOT (SO-42)

OPPORTUNITIES

- HOTEL & DINING WITH PUBLIC PROMENADE
- RELOCATE BAIT SHOP
- NEW RETAIL & DINING SITE AT CURRENT PARKING LOT
- REMOVE MARINA BERTH COVERS
- USAGE OF BERTHS FOR DINING
- WIDER DUAL USE TRAILS
- INCREASE ON-STREET PARKING ALONG MARINA BLVD.
- ENHANCE DIRECT CONNECTION TO RAILROAD AVE.
- UPDATE / IMPROVE SITE FURNITURE, BIKE RACKS, BENCHES
- IMPROVE OVERLOOK EXPERIENCE
- RE-PURPOSE EXISTING TENNIS PAVILION

- MARINA
- COMMERCIAL
- PARK
- MIXED USE
- PARKING
- NEW ACTIVITY SITES
- BOUNDARY
- CURRENT FOCAL POINTS
- OPPORTUNITY FOCAL POINTS



WATERFRONT RETAIL (A)



WATERFRONT RETAIL (B)



CHILDREN ACTIVITIES (C)



CHILDREN ACTIVITIES (D)



DOCK DINING (E)



WATERFRONT DINING (F)



WATERFRONT DINING (G)



BIKE RENTAL (H)



HOTEL DINING (I)



HOTEL DINING (J)

Station Details: Boarding (1000) / Boarding (1000) / Boarding (1000)



WAY FINDING (K)



SCOOTER RENTAL (L)



WALKING MARKERS (M)



POP-UP (N)



HOTEL MEADOW (O)



WALKING (P)

HARBOR PARK



SUMMARY

FEATURES

- 1.5 ACRES
- DELTA VIEW

HISTORY

- SENATOR DON BOATWRIGHT
- TOTEM POLE - SHIMONOSEKI JAPAN 1999
- FISH STATUE - SHIMONOSEKI JAPAN 1999

FACILITIES

- BOAT LAUNCH
- GAZEBO (BOATWRIGHT PLAZA)
- BENCHES & SEATING WALL
- RESTROOMS
- OPEN LAWN
- DOCK FISHING

CITY PLANNED USES

- RESTROOM REPLACEMENTS (PK-10)
- HARBOR PARK RESTROOMS (PK-1)
- PLAYGROUND REPLACEMENT (PK-4)
- PARK FEATURES REPLACEMENT (PK-9)
- ADA IMPROVEMENTS (PK-5)
- SIGNAGE REPLACEMENT (PK-15)
- BOAT LAUNCH UPGRADE (M-2)
- REPLACE COVERED BERTHS 1-3 (M-4)
- MARINA SOUTH PARKING LOT IMPROVEMENT (M-8)



BOAT LAUNCH ①



BOAT LAUNCH ①



FISHING ②



PICNIC ③



BAIT & TACKLE ④



BOATWRIGHT PLAZA ⑤



GRILLING ⑥



SISTER CITY CAT FISH SCULPTURE ⑦



TOTEM POLE ⑧



OUT LOOK ⑨



REST ROOMS ⑩



WALKS ⑪



PARK AERIAL



BREAK WATER ⑫



FISHING PIER ⑬



HOTEL SITE ⑭

HARBOR PARK OPPORTUNITIES



SUMMARY

FEATURES

- 1.5 ACRES
- DELTA VIEW

HISTORY

- SENATOR DOH BOATWRIGHT
- TOTEM POLE SHIMONOSEKI JAPAN 1999
- FISH STATUE - SHIMONOSEKI JAPAN 1999

FACILITIES

- BOAT LAUNCH
- GAZEBO (BOATWRIGHT PLAZA)
- BENCHES & SEATING WALL
- RESTROOMS
- OPEN LAWN
- DOCK FISHING

CITY PLANNED USES

- RESTROOM REPLACEMENTS (PK-10)
- HARBOR PARK RESTROOMS (PK-1)
- PLAYGROUND REPLACEMENT (PK-4)
- PARK FEATURES REPLACEMENT (PK-9)
- ADA IMPROVEMENTS (PK-5)
- SIGNAGE REPLACEMENT (PK-15)
- BOAT LAUNCH UPGRADE (M-2)
- REPLACE COVERED BERTHS 1-3 (M-4)
- MARINA SOUTH PARKING LOT IMPROVEMENT (M-8)

OPPORTUNITIES

- RELOCATE BAIT SHOP
- FLEXIBLE KIOSK / SNACK SHACKS
- ENHANCE WAY FINDING
- EXPAND PARK SIZE & ENHANCE USER FEATURES
- INTRODUCE CHILDREN'S PLAY STRUCTURE
- WIDER DUAL USE TRAILS
- INCREASE ON STREET PARKING ALONG MARINA BLVD.
- ENHANCE DIRECT CONNECTION TO RAILROAD AVE
- UPDATE / IMPROVE SITE FURNITURE, BIKE RACKS, BENCHES
- IMPROVE OVERLOOK EXPERIENCE
- PROVIDE CONNECTIVE ELEMENT BETWEEN HARBOR & RIVERVIEW PARKS



GRILLING (A)



BIKE RENTAL (D)



PLAY STRUCTURE (E)



POP-UP VENUE WITH OUTLOOK (C)



FITNESS (F)



OUTDOOR DINING (E)



OUTDOOR DINING (E)



WAY FINDING (G)



SNACK KIOSK (H)



SNACK KIOSK (H)



WALKING MARKERS



PARK CONNECTION (I)



WATER CROSSING (J)



BIKING (J)



FISHING (K)



RIVERVIEW PARK OPPORTUNITIES



SUMMARY

FEATURES

- 4 ACRES
- DELTA VIEW

FACILITIES

- FIVE PICNIC AREAS
- 850 PITS
- PLAYGROUND
- FISHING JETTY
- 150 FOOT LONG FISHING DOCK
- RESTROOMS
- OPEN LAWN
- DOCK FISHING

CITY PLANNED USES

- RESTROOM REPLACEMENTS (PK-10)
- PLAYGROUND REPLACEMENT (PK-6)
- PARK FEATURES REPLACEMENT (PK-9)
- ADA IMPROVEMENTS (PK-5)
- MARINA (RIVERVIEW BASIN) DREDGE (M-3)
- RIVERVIEW DOCK REPAIR (M-10)
- RIVERVIEW PARK INFRASTRUCTURE (DO-46)
- RIVERVIEW RESTROOM REMODEL (M-5)

OPPORTUNITIES

- FLEXIBLE KIOSK / SNACK SHACKS
- ENHANCE BRANDING & WAY FINDING
- ENHANCE USER FEATURES & AMENITIES
- WIDER DUAL USE TRAILS
- IMPROVE SHORELINE TRAIL ACCESS
- UPDATE / IMPROVE SITE FURNITURE, BIKE RACKS, AND BENCHES
- IMPROVE OVERLOOK EXPERIENCE
- PROVIDE CONNECTIVE ELEMENT BETWEEN HARBOR & RIVERVIEW PARKS



RESTROOMS (A)



WALKS (E)



FISHING (C)



FISHING (C)



BRIDGE (D)



BRIDGE (E)



SNACK KIOSK (F)



SNACK / RENTAL KIOSK (F)



SNACK KIOSK (F)



PICNIC (G)



PICNIC (G)



WAY FINDING (H)



BIKING (I)



WATER CROSSING (J)

