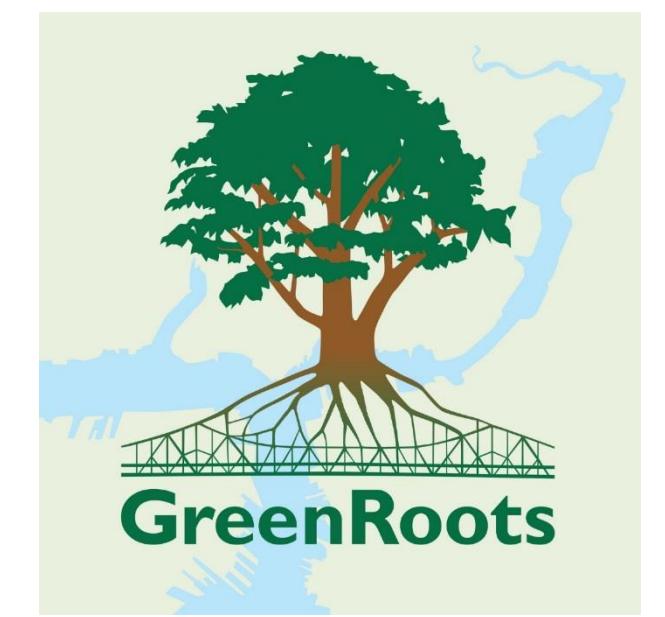




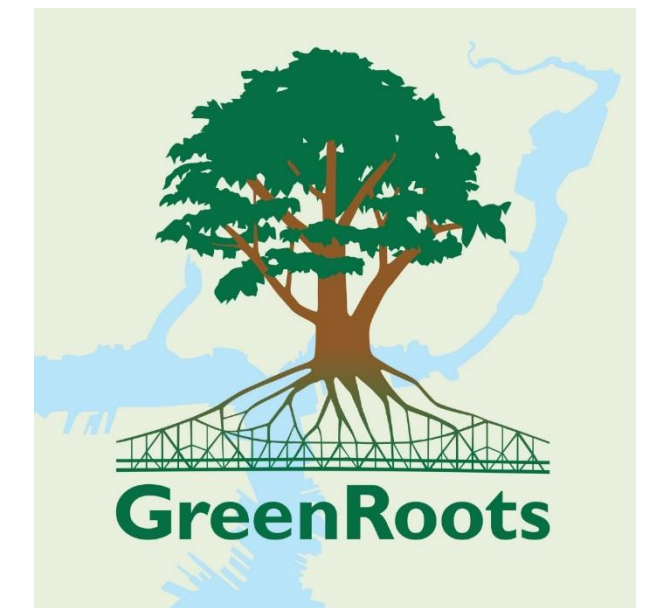
Comparing Waterfront Development Processes In US Cities



Location	Relevance	Planning Methods	Public Involvement	Challenges	Recommendations
Lynn, MA	<ul style="list-style-type: none"> DPA City Similar demographics 	<ul style="list-style-type: none"> Master Harbor Plan 	<ul style="list-style-type: none"> 26 Public Hearings Around 40 people at each 	<ul style="list-style-type: none"> Removing Power Lines Zoning Plans 	<ul style="list-style-type: none"> Persistence Zoning is key Facilitate Developers Involve landowners and Grassroots
New Bedford, MA	<ul style="list-style-type: none"> DPA Heavy Fishing 	<ul style="list-style-type: none"> Municipal Harbor Plan Framework Plan Substitute Provisions 	<ul style="list-style-type: none"> 4 Public Hearings 4 Private Stakeholder Meetings Met to discuss objectives of Plan and different scenarios for land use Explore Urban renewal districts 	<ul style="list-style-type: none"> Maintaining fishing Industry while serving the public 	<ul style="list-style-type: none"> Communication Do not let Private Stakeholders dominate Plan thoroughly Accessory uses of DPA
Gloucester, MA	<ul style="list-style-type: none"> DPA Heavy Fishing Public Projects 	<ul style="list-style-type: none"> Master Harbor Plan 5 year cycles 	<ul style="list-style-type: none"> Public Hearings month long period Each week different community Citizens panel discuss outcomes of meeting 	<ul style="list-style-type: none"> Reaching all groups Scheduling Residents understanding significance 	<ul style="list-style-type: none"> Partnerships between residents and grassroots Provide Food Gentle introduction
Salem, MA	<ul style="list-style-type: none"> DPA 	<ul style="list-style-type: none"> Harbor Plan Over 24 officials interviewed 	<ul style="list-style-type: none"> Surveys of Public Public Meetings Citizen Port Committee 	<ul style="list-style-type: none"> Upkeep and Maintenance 	<ul style="list-style-type: none"> Private Development on South River
Boston, MA	<ul style="list-style-type: none"> DPA 		<ul style="list-style-type: none"> Community Meetings Local students for designs of park 		
Chelsea, MA	<ul style="list-style-type: none"> DPA 	<ul style="list-style-type: none"> Developing a Master Harbor Plan 	<ul style="list-style-type: none"> Visioning Process Public Hearings, 50-60 people average Advisory Groups Meeting Fliers Email 	<ul style="list-style-type: none"> Lack understanding of DPA Don't understand Accessory Use Clause 	
Astoria, OR	<ul style="list-style-type: none"> Successful Redevelopment OCZM and ESWD similar to CZM and DPA 	<ul style="list-style-type: none"> OCZM "Especially suited for Waterfront Development" Advisory Committee Planning for changes to 25% of value 	<ul style="list-style-type: none"> Public meetings for plan No regular meetings for process Project web page Planning commission and city council Top of the councilor's mind who represents downtown 		<ul style="list-style-type: none"> Pursue Federal and State Grants Value proposition to landowners Make Redevelopment Exciting
Baltimore, MD	<ul style="list-style-type: none"> Many low-income Many minorities Gentrification 	<ul style="list-style-type: none"> Mizal Merlin Industrial zone 	<ul style="list-style-type: none"> Waterfront quality initiative Initiative for community outreach Dozens of stakeholder meetings, Survey community groups, Resident Online and in person Surveys 	<ul style="list-style-type: none"> Public infrastructure deteriorating Didn't focus on lower income groups Lower income groups usually have more to worry about Inner Harbor didn't do much 	<ul style="list-style-type: none"> Essential Black teenagers diffuse tension on the harbor Keeping people involved 1000 online responses
Vancouver, WA	<ul style="list-style-type: none"> Successful waterfront trail 		<ul style="list-style-type: none"> Public hearings over a 3 years Developers submit proposal Development agreement News media Nonprofits and housing developers 	<ul style="list-style-type: none"> Finding Investors Transition from industry At least a ten year process 	<ul style="list-style-type: none"> Accommodate Developers
Waukegan, IL	<ul style="list-style-type: none"> Waterfront City outside Chicago 	<ul style="list-style-type: none"> Lakefront Downtown Master Plan Waterfront Active Implementation plan 		<ul style="list-style-type: none"> Loss of Industry Economic Decline Not following Harbor plan since 2003 Logistics with money 	<ul style="list-style-type: none"> Tax-Increment Financing Districts Tax incentives State and federal Grants
Port Huron, MI	<ul style="list-style-type: none"> Public Involvement 	<ul style="list-style-type: none"> Community land fund to purchase lands 	<ul style="list-style-type: none"> Focus Groups SWOT analysis 		
Burlington, VT	<ul style="list-style-type: none"> Public Vote on 		<ul style="list-style-type: none"> City Website 		



Comparing Planned and Implemented Public Uses In US Waterfront Cities



Location	Parks/Walkways	Restaurants And Retail	Boating/Fishing	Passive and Historical	Challenge	Recommendations
Lynn, MA	<ul style="list-style-type: none"> Lynn Shore Drive, 2 Miles Red Walk Park 15 Hectares 	<ul style="list-style-type: none"> Plan to remove Walmart Plan small stores 	<ul style="list-style-type: none"> Blue Pacific Boating Plan for Fishing uses 	<ul style="list-style-type: none"> Long Beach, First Public Beach in US 	<ul style="list-style-type: none"> 8 Lane highway, Lynn Way block off People killed trying to cross 	<ul style="list-style-type: none"> Try to move infrastructure Traffic calming and pedestrian access Pressure big business
New Bedford, MA	<ul style="list-style-type: none"> Riverwalk along old Mill Sites Parks on Southern waterfront 	<ul style="list-style-type: none"> Black Whale Restaurant Plan to create stores to support Ferry Plan Fish Market 	<ul style="list-style-type: none"> Convert Illegal public marina Pope's Island Marina 	<ul style="list-style-type: none"> Park Benches Whaling Museum Historical Boards Observe Fishermen 	<ul style="list-style-type: none"> JFK Boulevard was unsafe and difficult to cross 	<ul style="list-style-type: none"> Traffic Calming, Made Roadway 35ft Narrower Unintended Side Effects
Gloucester, MA	<ul style="list-style-type: none"> Secured land for path Public Beaches St. Peter's Park 	<ul style="list-style-type: none"> Northwest Harbor Restaurants and Retail exist before DPA 	<ul style="list-style-type: none"> Public Landings Kayak Launches Water Shuttles 		<ul style="list-style-type: none"> Previously only 5 of 70 were public lands Some people do not want public uses 	<ul style="list-style-type: none"> Be consistent in redevelopment process Make public space Continuous and connected
Salem, MA			<ul style="list-style-type: none"> Water shuttle service Commercial fishing dockage Passenger Vessels Ferries and Cruises Commercial Wharf 	<ul style="list-style-type: none"> Ammunitions bunker Central Wharf National Historic Maritime Site 	<ul style="list-style-type: none"> Safe access route along water's edge 	
Boston, MA	<ul style="list-style-type: none"> Piers Park South Boston Maritime Park 18 acre Bremen Street Park 40 mile harbor walk 	<ul style="list-style-type: none"> Outdoor Café 		<ul style="list-style-type: none"> Interactive public art Garden Space 		
Chelsea, MA	<ul style="list-style-type: none"> PORT Park Mary O'Malley Park Plan For Parks along Chelsea Street Bridge Plan path to connect with Silver Line 		<ul style="list-style-type: none"> Canoeing and kayaking Mill Creek Fishing Derbies 	<ul style="list-style-type: none"> Community Garden 	<ul style="list-style-type: none"> Proximity to Industries Fish not safe to eat Crossing Marginal Crime, violence, gangs 	<ul style="list-style-type: none"> Developing Crossing Lights
Astoria, OR	<ul style="list-style-type: none"> Riverwalk started 20 years ago 8 miles long, entire city limits 		<ul style="list-style-type: none"> \$8 million public pier extend over water 		<ul style="list-style-type: none"> Conflict of property owners Cuts market value of their land 	<ul style="list-style-type: none"> Engage Industrial artists and designers Re-purpose old buildings Riverwalk was an overwhelming success Projects test the will of residents
Baltimore, MD	<ul style="list-style-type: none"> Pierce's Park child focused West Shore Park 7 Hectare park for Football 	<ul style="list-style-type: none"> Harbor Place Markets Food Trucks 		<ul style="list-style-type: none"> National Aquarium Mulch along areas Music Kiosks 		<ul style="list-style-type: none"> Attract lower income Classes to support waterfront Free concert Free waterfront food Inner Harbor Ice cream party Small steps to improve the waterfront
Vancouver, WA	<ul style="list-style-type: none"> 7 acres linear park along path Pedestrian corridors 					
Waukegan, IL	<ul style="list-style-type: none"> Floating Pedestrian Bridge Bike path by rail line Volleyball 	<ul style="list-style-type: none"> Food Truck Area 	<ul style="list-style-type: none"> Plan kayak launch 	<ul style="list-style-type: none"> Parking Picnic Areas Bird Sanctuary Connecting road 		<ul style="list-style-type: none"> Beach and Park District share resources More signage Connect across railroad Traffic can make downtown more vibrant