

**Central Delaware Riverfront Plan**  
Philadelphia City Planning Commission

**Organizational Models for Riverfront Management**  
February 2007

	City	Body of Water	Location and span of Corridor	Managing Agency	Type of Agency	Contact Information	Public Access				Plan/Principles/Guidelines/Regulations
							Land Primarily in Public Ownership?	Acquisition activity	Accessibility Mandated?	Public Access Methodology	
1	Chattanooga TN	Tennessee River	20 miles of shoreline from Chickamauga Dam to Marion County Line (loops through downtown)	Riverfront Corporation <i>Renamed</i> RiverCity Co (Created in 1986) & 21st Century Waterfront Trust	Non Profit Corporation	Todd Womack 423-757-5168 womack_t@mail.chattanooga.gov	No. Portions to be donated/ purchased by initial implementing agency Riverfront Corporation	land donations/ easements	Mandated	waterfront path, parks, public museums/attractions; extension of existing streets to waterfront	Tennessee Riverpark Master Plan(1985)/Vision 2000; 21st Century Waterfront Plan
2	Chicago, IL	Lake Michigan	2 miles along lakefront between 71st and 75th St.. and between 79th and 95th St Ten miles south of downtown- continuation of lakefront path would connect site to the CBD	Friends of the Parks	Non Profit Citizens Advocacy Group	Eleanor Rolmer 312-857-2757 x12	last four miles are primarily private with some public facilities. Balance of lakefront is public	included as an alternative in plan. Manager of this process unknown.	yes. Mandated by Lakefront Protection ordinance	Beaches, continuous path along waterfront, View Corridors, Creation of new waterfront through landfill	yes-"the last four miles" activity is also supported by the Chicago plan of 1909 Lake Michigan and Chicago Lakefront Protection Ordinance
3	Chicago, IL	Lake Michigan	573 Acre site Ten miles south of downtown- continuation of lakefront path would connect site to the CBD	USX Corporation	Private Corporation	Chicago Planning And Dev. 312-744-4190	site owned by CSX	site will not be acquired	yes. Mandated by Lakefront Protection ordinance	continuation of water front trails, parks	From Steeltown to Hometown- area development plan Lake Michigan and Chicago Lakefront Protection Ordinance
4	Memphis TN	Mississippi River and Wolf River Harbor	5 miles long (50 foot annual fluctuation) Adjacent to downtown	Riverfront Development Corporation	Non Profit Corporation	John Conroy, Project Manager (901) 312-9190	yes; long term.	none	N/A	goals are to provide continuous access along the river and down to the river	Memphis Riverfront Master Plan
5	New York, NY	Hudson River	270 acres	Hudson River Park Trust	Public Benefit Corporation	212-627-2020 info@hrpt.state.ny.us	Completely owned by State or City; managed by HRPT	Prohibited for HRPT	Mandated	Shoreline paths; land dedication or fees building/development permits are subject to Planning Commission Review	Plan: A Vision for the Hudson River Waterfront Park Zoning Ordinance: Waterfront Development Article 62
6	Philadelphia PA	Delaware River	about 11 miles spanning from Poquessing Creek south to Allegheny Ave	Delaware River City Corporation	Non Profit Corporation	Sarah M. Thorp, Ex. Dir. 215-537-8400x135 smthorp@drcc-phil.a.org	mixed ownership	for development of trail only. Will be managed by PIDC	yes. Trails must be public/ may be diverted around incompatible industrial uses	Trails/ vision corridors, River road. Utilizes Waterfront Redevelopment zoning to regulate residential development	Greenway Master Plan
7	Philadelphia PA	Schuylkill River	8 mile stretch from Waterworks Dam to Delaware River- including adjacent riverbank properties portions within a mile of downtown area	Schuylkill River Development Corporation	Non Profit Corporation	Joseph Syrnick 215-222-6030 info@schuylkillbanks.org	Primarily. Large portions remain under private ownership. Likely to be secured in the future	PIDC, land donations, eminent domain-To date, SRDC controls but does not own land.	yes. through public ownership	in cases where acquisition is not the best strategy, long term easements may be considered	Tidal Schuylkill River Master Plan
8	Pittsburgh PA	Ohio River , Allegheny River and Monongahela River	Confluence of three rivers including 6 banks; 35 miles total. CBD is located on the central land mass near the point of confluence	Riverlife Task Force	Non Profit Corporation	Edward Patton 412-258-6648	city controls about 16 miles along the shore line, however there are several other land owners along the riverfronts.	Full Accessibility endorsed by plan- Access is currently voluntary	50 feet of shoreline dedicated through zoning setbacks	50 ft. setback. Continuous trail links parks individual deals during permitting process (through San Francisco Bay Conservation and Development Commission)	A Vision Plan for Pittsburgh's Riverfronts, The Riverfront Development Plan, Three Rivers Park Design Handbook, Zoning guidelines
9	Portland OR	Willamette River & Columbia River	17 miles on each shore of Willamette River	River Renaissance	Public Management Team	Michael Montgomery 503-823-1103 river@ci.portland.or.us	mixed ownership	land donations/ easements flexible process	Encouraged	View Corridors, trails setbacks regulated through zoning code which is currently being updated	River Renaissance Vision & Strategy. River Renaissance Plan may be in future. 1987 Willamette Greenway Plan (update in progress). Currently Annual Action Agenda Guides activity
10	San Francisco, CA	San Francisco Bay	7 &1/2 mile band from Fisherman's Wharf to Indiana Basin adjacent to Downtown area	Port of San Francisco	Port Authority	Diane Oshima 415-274-0526	no	none	Encouraged by Port authority. Public access a condition for new development permits	arrangements brokered when property owners adapt their properties (through San Francisco Bay Conservation and Development Commission)	The Waterfront Land Use Plan/Waterfront Design & Access Element. 7goals: working waterfront; revitalized port; use diversity; pub access; economic access; urban design; Evolving waterfront
11	San Francisco, CA	Mission Bay North and South	303 Acres, south of CBD between San Francisco Bay and interstate 280	San Francisco Redevelopment Agency	Redevelopment Agency	Kelley Kahn 415-749-2419	owned by Catellus (subsidiary of Santa Fe Railroad) Portions Leased to SF RDA. Park & ROW phased to city ownership.	Parks owned by city, leased to RDA. Purchase, donations, eminent domain, as deemed necessary.	over 50 acres of public open space included in plan	plan incorporates open space along waterfront; Design regulations address sunlight access, view corridors and wind	Mission Bay North/South Redevelopment Plans and Design for Development (plans conform to City Central Waterfront Plan and zoning code but supercede SF Planning code); Owner Participation agreements
12	St. Paul MN	Mississippi River	17 mile corridor; 26 miles of frontage on both banks portions adjacent to CBD; partial inaccessibility due to 90 ft bluff	St. Paul Riverfront Corporation	Non Profit Corporation	Patrick Seeb (901) 312-9190 seeb@riverfrontcorporation.com	yes (since 1960s-80s)	none	N/A	Zoning Ordinance- Critical Area; park system	1986 Riverfront Land Use Plan; St Paul on the Mississippi Development Framework

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	Pre-Development Condition/ Use of Waterway	Planned and/ or Developed Uses	Nature of Agency Relationship with City	Agency Functions	Board		Financial Sources		
					Selection	Composition	Waterfront revenue	Public Sources	Private Sources
1	historically industrial highly polluted, Metal manufacturing plants were largely abandoned in the mid 1980s	green space; 23 mile riverwalk; longest pedestrian bridge in world; wetlands; park; Public Pier; Aquarium, American Art Museum, Trail of Tears Passage	Public Private Partnership	RiverCity Co (initial implementation body): Raise money, buy property, hire consultants, manage portions of the riverpark. 21st Century Waterfront Trust formed for final implementation of Vision 2000 also responsible for fundraising	Volunteer	City and State Representatives, Community and business representatives		State, City: about 50% via hotel tax increase and dedication	private foundations; Annual River Rescue Cleanup volunteer effort
2	steel mill, port, water processing plant residential properties (existing)	Bike/ped trails; marina; water filtration plant	"Moral Authority' working independently	Advocates for parkland within the city of Chicago. Volunteer in development of vision plans to complete the last four miles of publicly accessible lakefront.	volunteer; board recommendations	community stakeholders.	no	unplanned- federal and state grants an option	unplanned-open
3	former site of steel mill	open space, residential, office	Public Private Partnership	N/A	N/A	N/A	N/A	City	private corporation
4	Previously Underutilized: Public Parks, Parking Garages, Fire Dept headquarters, support pillars for interstate ramps and a library portions of Wolf River Harbor used for industrial purposes	Primarily open space, Mud Island includes recreation, an amphitheatre, biking, boating Industrial uses in Wolf Harbor	Public Private Partnership (contracted relationship)	created under the initiation of the mayor to develop the Memphis waterfront plan promote and coordinate development and operation of waterfront	initial board appointed by mayor; self appointment of interested citizens/ stakeholders since then. 20 voting members 10 or 12 non voting members	Ex-Officio	yes	City and State	yes
5	Previously acquired by state DOT to build the West Side Highway	Battery & Hudson River Park; bike path, residential High rises-green buildings, Museums, Movie theatre, Public High School, Fire Department, Restaurants	Mandated by state to be steward of designated parkland	Steward of the Hudson River Park District. Responsible for securing and managing funds for park management also responsible for planning, development, maintenance of park	5 Appointed by Mayor; 5 appointed by Governor; 3 appointed by president of Manhattan Borough	Ex-Officio	yes	City;100m startup pledge, State:100m startup pledge	Friends of the Hudson River
6	Brownfields, active industry, water treatment plant, residences, public park	trail and river road. Existing uses will remain including industry, parks ports and residences	Public Private Partnership	provide public access via trail construction and maintenance. Responsible for funding this project which ins intended to spur econ dev and tourism	11 members 6 mayoral appointees remainder appointed by appointees	Ex-Officio, community reps,	no- this may be a future consideration (concession rentals)	City- Capital line item State-capital budget request Fed. transportation. grant	none to date
7	Undeveloped. Limited public accessibility	8 miles of trails; flexible industrially zoned space	Public Private Partnership (informal)	Leads, manages and implements waterfront development. Coordinates public and private stakeholders; Facilitates planning and funding	Members elected by existing board. 24 members in total	community stakeholders incl. business, university, hospital & city representatives	yes	City, State	land donations, foundation and stakeholder pledges and grants
8	varied uses/ conditions. Including rail, vacant land, trails, buildings	Urban River Park-Three Rivers Park; Monument like Statue of Liberty	Public Private Partnership	"Appointed" by mayor to develop a vision for the waterfront. Coordinates private owners, civic and business owners in the development process					
9	varied uses/ conditions	greenways, paths	Collaboration of City Department Heads	Development of goals and strategies to advance the development of the Willamette river. Assignment of these goals to various city departments to implement goals. Facilitates coordination of city entities	Department heads of necessary city departments	Ex-Officio only	no	Primarily City funding-each department's capital budgets contributes	none to date. Seeking this option in the future
10	working waterfront, some areas in decline, some waterfronts in natural state	water dependent/maritime uses (about 60%), open space, entertainment, museums, retail and restaurants "port walk"	Formal- cooperative	trustee of state tidelands property	Appointed by Mayor	Ex-Officio	Primarily	limited state funding	
11	abandoned Railyard Blighted, high vacancy; hazardous/toxic	greenspace, residential, University of California research campus; biotechnology and life sciences facilities, Public School and Library, Fire and police Station, hotel	Legally Separate from city. Provides services exclusively for SF city & county. Interagency Cooperation Agreements outline City role in plans	Will operate park system for MB N&S. Responsible for redevelopment of distressed properties in the City of San Francisco. Official advisory body for disbursement of SF affordable housing funds.	(Citizens Advisory Committee) Appointed by Mayor; Approved by Board of Supervisors (similar to City Council)	development companies, Univ. of SF, SF Giants, local business, residential reps.	yes- real estate sales/leases, interest income,	Voluntary Mella-Roos tax; City, State, Federal, TIF, Gas Tax	agency bonds, Loans, other donations or grants
12	primarily an industrial and transportation corridor. Several blighted, vacant and underused properties along waterfront	Primarily passive open space	Public Private Partnership (informal)	Created to provide leadership to ensure implementation of the "Framework" vision Responsible for leadership, plan promotion and development. Handles occasional fundraising for specific projects	15 appointed (6 by mayor 2 by council; county board; port authority commerce dept) remaining 20 elected by board.	Ex-Officio, Developers/business men	no	city-in-kind- part time staff (c183k)	private foundations