

# APPENDIX C

## SIGNIFICANT BUILDING PROPOSALS and KEY DEVELOPMENT SITE PROGRAMMING



The City of Monessen:

The Honorable Mary Jo Smith, Mayor  
John Harhai, City Administrator

The Redevelopment Authority of the City Of Monessen

Planning Commission of the City of Monessen

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*The Midtown Redevelopment Project, City of Monessen, Westmoreland County, Pennsylvania*

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## APPENDIX C: SIGNIFICANT BUILDING PROPOSALS

The following are programmatic guidelines for significant buildings within the Third Street Cultural District, part of the Midtown Redevelopment Project Area, Monessen, Pennsylvania. Refer to Map Number 6 and corresponding building Matrix. The programs identified in the Midtown Redevelopment Plan are a representation of the authors' research, communications with City Officials and Agency Representatives, residents of the City of Monessen and other interested parties.

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## APPENDIX C: SIGNIFICANT BUILDING PROPOSALS

### BUILDING NUMBER 1 / The Monessen Municipal Building

## Monessen Music and Heritage Museum

**Location:** Third Street, e/s, at the intersection with Donner Avenue

**Concept:** Headquarters for non-profit arts organizations, cultural institutions: The American Wind Symphony, The Monessen Firefighting Museum



**Program:** Multi-tenant occupancy of Monessen's prize building and key example of Mon Valley architecture.

#### Street Level at Third Street Plaza:

a) The Monessen Firefighting Museum will be housed in the original facility that housed the Monessen Fire Department since the dedication of the Municipal Building. A number of classic fire fighting vehicles, equipment and images from different eras will be on display. Children will be able to climb aboard a classic fire truck from the old days and even take a ride around the Midtown Project Area. This may be a permanent or interim program.

b) A second cultural entity, museum, etc amenable to the small space available, but great connectivity to the Third Street Plaza.

#### Street Level at Donner Avenue (front entrance):

Business offices of the American Wind Symphony Orchestra (AWSO).

#### Upper levels:

The upper levels will house the full operations of the AWSO including musicians-in-residence, rehearsal space, teaching facilities and a small performance hall.

**Other:** The American Wind Symphony Orchestra will be Monessen's home town orchestra, being the house performers' at the new Third Street Plaza stage. More about the AWSO: <http://www.americanwindsymphonyorchestra.org/aboutus.html>

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## APPENDIX C: SIGNIFICANT BUILDING PROPOSALS

### BUILDING NUMBER 2 / The Giba Building aka Fireman's Club

#### MON ARTS: Cultural Organizations/Institutions

**Location:** Third Street, e/s, at the intersection with Schoonmaker Avenue

**Concept:** Headquarters for non-profit arts organizations, cultural institutions and street level galleries and walk-in art-related businesses.



**Program:** Multiple floors of space to house facilities related to the arts and/or entertainment.

**Street Level:** Small galleries or businesses serving walk-in visitors to the Third Street Plaza, cultural institutions, local artists and other residents of the Mon Valley.

**Upper levels:** The building will provide full facility space for one or more organizations, institutions related to the arts.

**Other:** Outdoor space can be accommodated on the east side of the building as future acquisitions create opportunities. This space might be utilized for outdoor functions, events, exhibits or as additional parking.

## APPENDIX C: SIGNIFICANT BUILDING PROPOSALS

BUILDING NUMBER 3 / 262 Schoonmaker Avenue/Moose Lodge

### The Monessen ARTS Incubator (see: Artist Relocation Housing Program)

**Location:** 262 Schoonmaker Avenue, s/s, near the intersection with Third Street

**Concept:** Headquarters for the proposed Artist Relocation Housing Program, currently in development, galleries (retail), studios and event space.



**Program:** The facility will provide Housing Program business offices, point of contact services and a gathering space for the artist community entering Monessen through the Housing Program. The building will include a gallery and sales space for emerging artists and may include event space to provide exposure to artists and additional income to the facility.

**Other:** The facility will run evening and weekend programs and a Summer Camp for Mon Valley children, staffed by local artists, including multi-media art projects, performances, etc

The building may accommodate roof level greenhouses as well as photovoltaic panels, wind turbines or other energy generating equipment which will help the facility become a demonstration site for the implementation of Monessen's future culture of sustainability.

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## APPENDIX C: SIGNIFICANT BUILDING PROPOSALS

### BUILDING NUMBER 4 / Turn Halle

## Building Arts and Culinary Vocational Training Center

**Location:** Donner Avenue, s/s, at the intersection with Second Street

**Concept:** Headquarters for a facility engaged in career training and placement in the model of the Bidwell Training Center (Pittsburgh, Chicago).



**Program:** The building will provide full facility space for a career training center offering hands-on education in the areas of Culinary Arts, Building Restoration Arts, and botanical disciplines such as bio-remediation, among others. The students could be engaged in the daily maintenance and distribution of produce from a local community garden, could be engaged in the operations of the local food pantry, and might be responsible for the upkeep of certain portions of the Heritage Park System. The Facility might also operate the Agricultural Demonstration Project, see Development Site C1.

**Other:** The Bidwell Training Center has, for decades, excelled in educating high school-age and adult persons in a variety of fields of study. The Center has a successful graduate placement rate exceeding 80%.

There is a potential to add greenhouses at the roof level of the building which could serve as a commercial revenue source for the Center as well as a training tool.

**Culinary Arts training:** Students will be involved in the production of organically grown foods in local greenhouses (Development Site 'B2') and in the Community Gardens. Students may intern at local food service establishments (Fourth Street/Restaurant Row) and graduates will be encouraged and assisted in establishing new food service establishments in Monessen and the Mon Valley.

**Building Trades training:** training in traditional construction techniques geared towards restoration of historic structures. Students will learn the art of working with traditional plaster, slate roof material, masonry and stone, carpentry, etc

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## APPENDIX C: SIGNIFICANT BUILDING PROPOSALS

### BUILDING NUMBER 5 / The Monessen Public Library

## The Monessen Public Library

**Location:** Donner Avenue, s/s, between Third Street and Fourth Street

**Concept:** The Monessen Library will continue to serve the public. Future expansions (refer to Key Development Site 'J') and partnerships with other not-for-profits offer new opportunities for growth.



**Program:** The Monessen Public Library is one of the City's fine assets and will serve as one of the main components of the Third Street Plaza and Cultural District. Recently completed improvements are a fine step forward.

#### Street Level expansion:

a) a one story addition at the Third Street frontage could provide a small cafe space accessible to walk-in visitors from Third Street Plaza as well as serving as a 'Starbucks' refreshment model for the Library. The existing parking lot will become a functioning part of the Plaza, a tensile structure, covered performance space will be erected as the cornerstone and become the location to view concerts, speeches, art shows and other events.

b) street-level Parking (refer to Key Development Site 'J') for a new theater expansion which could also serve the Library and Third Street Plaza during high traffic indoor and outdoor events. Street level parking will be screened from Donner Avenue and vehicular access will be from the alley (access at Fourth St.

#### Upper level expansion:

A second story expansion (refer to Key Development Site 'J') at the west end of the current building would provide necessary performance space for the Cultural District and Midtown Project Area. An intimate 'Black Box' theater space would be accessible directly from the public street or through the Library building, serving many functions for child and adult programming.

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## APPENDIX C: SIGNIFICANT BUILDING PROPOSALS

### BUILDING NUMBER 6 / Offices of the former coke plant

#### Railroad-Themed Restaurant

**Location:** Donner Avenue, n/s, at the intersection with Fourth Street

**Concept:** A family-friendly restaurant, linked to, and an anchor for, an adjoining museum (refer to Development Site I), featuring railroad and early industrial and river travel themes, especially as these themes relate to the Mon Valley and City of Monessen.



**Program:** Classic vehicles, machinery, figures and imagery intertwined within a restaurant. Children can interact with displays and ride model vehicles in the lobby area.

The facility will have a direct indoor connection to the Mon Valley Railroad and Steel Industry museum. Also, visitors/diners will have the ability to walk across the pedestrian railroad right-of-way overpass, that served factory workers for generations, connecting Downtown Monessen with the industrial waterfront - soon to be reclaimed for the Mon Valley Heritage Park (refer to Key Development Site B2).

On-site parking will be provided on the north side of the building, accessed via Fourth Street and screened from Donner Avenue

**Other:** The restaurant will be an attraction for vacationers in the Mon Valley.



## APPENDIX C: KEY DEVELOPMENT SITE PROGRAMS

The following are design and programmatic guidelines for key development sites within the Third Street Cultural District, part of the Midtown Redevelopment Project Area, Monessen, Pennsylvania. The programs identified in the Midtown Redevelopment Plan are a representation of the authors' research, communications with City Officials and Agency Representatives, residents of the City of Monessen and other interested parties.

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SITE Q: Student dormitory or apartments with retail/exhibit space

## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'B2'

# Mon Valley Heritage Park Part of the Open Space Network - 1 of 2

**Location:** Development Site B2: n/s of the Railroad ROW, flanking both sides the Third Street extension.

**Concept:** A multi-component memorial designed to be a reflection and a remembrance of the lives of the people who came to populate the Mon Valley at the beginning of the area's Industrial Revolution. Unique individual markers will pay tribute to their diversity, the struggles and accomplishments, and the 1948 environmental tragedy that would serve to inform the Nation of the impacts of industrial pollution.

Map 20-02-03-00  
Tax Parcel Number  
p/o 451  
Area = 8.5 acres

#### The components:

- 1. The people:** a look inside the process that brought such a diverse group of people to settle in the Mon Valley, where they came from, the home life they established, the way they carried on traditions, etc
- 2. The steel:** reflecting back on the lives of the people that helped to build and protect this country, a look inside the factories and mills, the daily dangers and all-too-often accidents that changed, and sometimes ended lives.
- 3. Donora:** reflecting on the 1948 incident that took numerous lives, effected so many others, and would lead to major changes in the way the United States recognized and responded to industrial pollution
- 4. Remediation:** a look into the process of environmental remediation and reclamation of the unique natural features that made the Mon Valley an advantageous location for late-19th century American industry

**Park Elements:** The components of the park engage in a common dialogue and share a common geometry. There is a tensile relationship between west and east components of the park, they rely upon each other to complete the visitor's experience. There is a seamless connection between the natural setting, the Third Street Cultural District, the River and the reclamation system.

(continued)

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## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'B2' (continued)

# Mon Valley Heritage Park Part of the Open Space Network - 2 of 2

**Park Design :** More than one hundred years of environmental degradation have left these former factory sites along the Monongahela River scorched and lifeless. The Mon Valley Heritage Park design makes use of bio-remediation techniques to begin the reclamation process. The park design includes indoor and outdoor exhibits, active and passive recreational facilities, reclamation bio-remediation park, reflecting pools, walking paths.

The Memorial Museum: two story cor-ten steel structure  
Interactive exhibits  
indoor/outdoor synthesis

The Reclamation Park: rhizo-filtration ponds  
phyto-remediation fields  
environmental science center  
garden and maintenance facilities  
orchards of poplar, willow, bamboo  
river rise scenic overlook

The Riverfront Park: winter skating pond and play stations  
picnic areas, bicycle and jogging trails  
wind collection, solar cell collectors, solar lighting  
pier and ferry landing

The Heritage Park is designed to bring life back to the Monessen waterfront, using natural techniques in the reclamation process. Creating this network of open, natural spaces will serve to stimulate community interest in these areas once 'off limits'. Such a park system will serve as the open space necessary for future developments between the railroad row and the Monongahela River.

## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'I'

# Railroad and Steel Industry Museum Public Parking

**Location:** Donner Avenue, n/s, at the intersection of Third Street, adjacent to Railroad Themed Restaurant

**Concept:** The Mon Valley's own Railroad and Steel Industry Museum. Modern technology and lighting effects will simulate aspects of the steel production process. Visitors will be educated on the hardships endured in the factories. The museum will also exhibit artifacts from the early days of Mon Valley industry and railroads.

Map 20-02-03-00  
Tax Parcel Number  
p/o 450  
Area = 16,000 SF

**Interim Program:** Railroad Caboose positioned on the site. May serve as an information center. Visitors and passersby travelling on Donner Avenue may stop and view the interior of the caboose and obtain information about Monessen's revitalization plans.

**Long term Program:** The facility will have a direct indoor connection to the adjoining restaurant. Also, visitors will have the ability to walk across the pedestrian railroad right-of-way overpass, that served factory workers for generations, connecting Downtown Monessen with the industrial waterfront - soon to be reclaimed for the Mon Valley Heritage Park (refer to Key Development Site B2).

The facility may serve as a secondary entry point, information center, and rest station, for visitors to the Heritage Park.

On-site parking will be provided on the north side of the building, accessed via Third Street and screened from the main streets, Donner Avenue and Third Street.

**BULK/Height and Setback:**

1. C-2 Zoning applicable. Setbacks required as per Zoning Guidelines, Part II.

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## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'J'

# Black Box Theater Performance Space Library and Public Parking

<b>Location:</b>	Donner Avenue, s/s, between Third and Fourth Streets, adjacent to the Public Library
<b>Concept:</b>	An approximately two hundred seat performance space to be utilized as a musical home of the AWSO, and other local musical groups, and by the Public Library for special events such as children's theater performances, visiting guest authors, speakers and story tellers. Street level parking will be provided that will serve the Performance Space, Library events and Third Street Plaza traffic during special events.

Map 20-02-03-00  
Tax Parcel Number  
99, 100  
Area = 17,600 SF

**Street Level Program:** Parking at street level: accessible via alley (from Fourth Street), accessory to Library and Theater, may be used for public events at Third Street Plaza. Parking must be screened from Donner Avenue.

**Upper Level Program:** Performance Space (200 to 250 seat capacity): 'Black Box Theater' connected directly to the upper level of the Library as well as main entrance from plaza on Donner Avenue.

#### Program Note re the Public Library:

The street-level floor of the existing Library building should be altered to include a small Starbucks-style cafe, at the eastern end of the building, facing the outdoor terrace and overlooking Third Street Plaza

#### BULK/Height and Setback:

1. C-2 Zoning applicable.
2. Align Building with street line of Donner Avenue, provide setback for main entry plaza
3. Building setback 15' from alley

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## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'K'

# Open Public Event Space Third Street Plaza

<b>Location:</b>	Schoonmaker Avenue, n/s, near the intersection with Third Street
<b>Concept:</b>	A key component of Third Street Plaza. This parcel will be dedicated to public use and will remain open space that will serve as a green viewing area for public performances and be space for other events and recreation.

Map Number 20-02-03-00  
Tax Parcel Number  
116, 117  
Area = 6,600 SF

**Program:** No buildings to be constructed on this parcel. This will remain part of Monessen's Open Space Network and serve multi-functions as part of Third Street Plaza. The area will be predominantly planted with grass/open lawn.

**Amenities:** A work of public art (water feature) will be commissioned for this location.

## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'L'

# 'Art Hotel', Alternate Mixed Use Building, Public Parking for Third Street Plaza

<b>Location:</b>	Schoonmaker Avenue, n/s, between Second Street and Third Street, adjacent to the Giba Building (#2)
<b>Concept:</b>	'Art' Hotel: stand out from the crowd by bringing in local or international artists to create themed and custom rooms that provide one-of-a-kind aesthetic experiences for their visitors. Public Parking for Third Street Plaza.

Map Number 20-02-03-00

Tax Parcel Number

139

Area = 37,400 SF

**Interim Program:** Public Parking for Third Street Plaza, accessed via the alley, enter/exit at Second Street. The lower portion of the site would require minor topo modifications to provide parking for events. The alley provides direct pedestrian connection to the Plaza.

The upper portion of the site, flanking Schoonmaker Avenue, might be opened to the community for growing food and non-food producing plants. Students may be engaged in the process of cultivating food. Produce generated could be donated to the Monessen food bank. This interim project might also be operated by the Building Arts and Culinary Vocational Training Center

**Long term Program:** 'Art' Hotel: a boutique style hotel fronting Route 906 (Schoonmaker Avenue). The hotel will provide a one-of-a-kind experience for guests staying in artist-created rooms.

Public parking located below the building (see Interim Program) to serve Third Street Plaza will be a requirement, incentivized by additional zoning bulk\*.

**Alternate Program:** Mixed Use development including street level retail at Schoonmaker Avenue and a residential component on the floors above

**Height and Setback:**

1. C-2 Zoning applicable\*. Setback of 5' required along Schoonmaker Avenue
2. 2,000 SF plaza, min dim = 20' - Frontage at the prolongation of Rostraver St
3. 1,000 SF plaza, min dim = 30' - Intersection of Second St and the Alley

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## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'M'

# Student Dormitory or Rental Apartments Retail/Exhibit Space, On-Site Parking

<b>Location:</b>	Schoonmaker Avenue, s/s, between Third Street and Fourth Street
<b>Concept:</b>	Modern residential units to serve as dormitory style housing and studio style apartments for students of the Douglas Center and other educational facilities and/or as market rate rental housing targeted at young adults. Street level retail and on-site parking are included.

Map Number 20-02-03-00  
Tax Parcel Number  
261, 262, 263, 264, 265, 266,  
267, 268, 269, 270  
Area = 20,100 SF

**Program:** Modern residential units to serve as dormitory style housing and studio style apartments for students and/or as market rate, live-work, rental housing targeted at young adults.

Street level occupancies will be limited to retail, or art-related/gallery spaces.

Building designs to be modern interpretations, appropriate to Monessen, with high ceilings, and an emphasis on day lighting.

On-site parking located at street level, behind the retail facade, or on the roof (accessed via the alley) or both.

**Height and Setback:** 1. C-2 Zoning applicable. Setback of 15' required along Schoonmaker Avenue



## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'N'

# Art Related Uses, Building Design and Use Subject to Review

**Location:** Schoonmaker Avenue, s/s, at the intersection with Third Street, facing Third Street Plaza.

**Concept:** State-of-the-art modern addition to Monessen's architectural streetscape. A 'sister' building to Development Site 'O' these two buildings will share the same design guidelines.

Map Number 20-02-03-00

Tax Parcel Number

272

Area = 4,950 SF

**Program:** A non-residential building for art/cultural related uses. Modern architectural design, mostly transparent facade and open interior atrium visible from the Plaza. The facility will provide office space for one or multiple tenants

**Height and Setback:** 1. C-2 Zoning applicable. Setback of 15' required at Schoonmaker & Third Street  
2. Building Design and Occupancies Subject to Review

**Design Guidelines:** interior atrium with day-lighting, visible from the public thoroughfares, facade transparency, (living wall) plant material

## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'O'

# Cultural and Business Center Legends of the Mon Valley Museum

<b>Location:</b>	Schoonmaker Avenue, s/s, at the intersection with Third Street, facing Third Street Plaza.
<b>Concept:</b>	Cultural and Business Center located in a state-of-the-art modern addition to Monessen's architectural streetscape. Also home to a museum dedicated to the Stars of the Mon Valley.

Map Number 20-02-03-00

Tax Parcel Number

P/O 273

Area = 10,500 SF

**Program:** A non-residential building serving as a cultural and business center for the City of Monessen. Modern architectural design, mostly transparent facade and open interior atrium visible from the Plaza. The facility will provide office space for multiple tenants

The Mon Valley has produced extraordinary people: leaders in professional sports, motion pictures, industry, labor, music, sciences and the arts. A small museum dedicated to their lives and accomplishments will be located at street level, funded primarily by private endowments.

On-site parking will be required, fully screened (below street level) from Third Street and Schoonmaker Avenue.

**Alternate Program:** 'Art' Hotel (see Development Site 'L')

**Height and Setback:** 1. C-2 Zoning applicable. Setback of 15' required at Schoonmaker & Third Street  
2. Building Design and Occupancies Subject to Review

**Design Guidelines:** interior atrium with day-lighting, visible from the public thoroughfares, facade transparency, (living wall) plant material

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## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'P'

## Art Related Uses, Building Design and Use Subject to Review

**Location:** Schoonmaker Avenue, s/s, at the intersection with Rostraver Street (stairs) adjacent to the Moose Lodge (Bldg #3)

**Concept:** Art related uses.

Map Number 20-02-03-00

Tax Parcel Number

275, 276

Area = 4,050 SF

**Program:** Cultural and art-related uses will be sought for this advantageous location adjoining the open green space and upper neighborhood connectivity of the Rostraver stairway.

**Height and Setback:**

1. C-2 Zoning applicable. Setback of 15' required along Schoonmaker Avenue

## APPENDIX C: KEY DEVELOPMENT SITE PROPOSALS

### DEVELOPMENT SITE 'Q'

# Student Dormitory or Live-Work Apartments Retail/Exhibit Space, On-Site Parking

<b>Location:</b>	Schoonmaker Avenue, s/s, between Second Street and Rostraver Street
<b>Concept:</b>	Modern residential units to serve as dormitory style housing and studio style apartments for students of the Douglas Center and other educational facilities and/or as market rate rental housing targeted at young adults. Street level retail and on-site parking are included.

Map Number 20-02-03-00  
Tax Parcel Number  
277, 278, 279, 280, 281,  
282, 283, 284, 285, 286  
Area = 34,290 SF

**Program:** Modern residential units to serve as dormitory style housing and studio style apartments for students and/or as market rate, live-work, rental housing targeted at young adults.

Street level occupancies will be limited to retail, or art-related/gallery spaces.

Building designs to be modern interpretations, appropriate to Monessen, with high ceilings, and an emphasis on day lighting.

On-site parking located at street level, behind the retail facade, or on the roof (accessed via the alley) or both.

**Height and Setback:**

1. C-2 Zoning applicable. Setback of 15' required along Schoonmaker Avenue

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