

APPENDIX 'B': SIGNIFICANT BUILDINGS / MIDTOWN REDEVELOPMENT PLAN, CITY OF MONESSEN, PA

IDENTIFIER	STREET ADDRESS	HISTORICAL or COMMON NAME	M 20-02-03-00 TAX PARCEL NUMBER	ESTIMATED BUILDING SIZE (S.F.)	LOT SIZE (Square Feet)	ANTICIPATED ACTIONS	NOTES AND/OR PROPOSALS FOR BUILDING
1	100 Third Street e/s cor. Donner Avenue	Monessen Municipal Building	119		6,600	ZON	The Monessen Music and Heritage Museum: Headquarters of the American Wind Symphony Orchestra; Monessen Firefighting Museum at Third Street Plaza.
2	118 Third Street e/s cor. Schoonmaker Avenue	Giba Building aka Old Fireman's Club	133		4,400	ZON	MON ARTS: Arts Organizations, walk-in art-related uses, businesses and galleries at @street level
3	262 Schoonmaker Ave s/s between Third & Rostraver	Moose Lodge	274		10,500	ZON	The Monessen Arts Incubator: headquarters for the Artist Relocation Housing Program, Studios, Galleries (retail); Weekend and Summer Programs for Children, Event Space
4	200 Donner Avenue s/s cor. Second Street	Turn Halle	132		6,600	ACQ, ZON	Restoration Arts and Culinary Vocational Training Center (ref the Bidwell Training Center, Pittsburgh, Chicago)
5	326 Donner Avenue s/s cor. Third Street	Monessen Public Library	101, 102		19,800	ZON, STR, PPS	Facility will continue to serve as Monessen's Public Library. Plan for future expansion (refer to Key Development Site 'J'), an entrance from Third Street Plaza with cafe.
6	345 Donner Avenue n/s cor. Fourth Street	Offices of the former coke plant	p/o 450		62,786 (see Site 'I')	ACQ, ZON, REM	Railroad and Steel Themed Restaurant, adjoining the Railroad and Steel Industry Museum (refer to Site I)
7	408 Donner Avenue s/s cor. Fourth Street	Monessen Savings & Health Mart	79		6,680	ZON	Located within the proposed Preservation District, buildings with significant (Monessen) historical relevance
8	Donner Avenue s/s cor. Fifth Street	First National Bank / Gymnastics	68		5,228	ZON	Located within the proposed Preservation District, buildings with significant (Monessen) historical relevance
9	500 Donner Avenue s/s cor. Fifth Street	Thrift	46		4,054	ZON	Located within the proposed Preservation District, buildings with significant (Monessen) historical relevance
10	Ensemble of Buildings - 501-555 Donner Avenue n/s between Fifth & Sixth	Historical Society, Pasta Shop, et al	20,21,22,23, 24,25,26,27, 28,29,30,31		37,174	ZON	Located within the proposed Preservation District, buildings with significant (Monessen) historical relevance. Includes the Monessen Historical Society museum and offices.
11	124 Fifth Street e/s cor. Schoonmaker Avenue	Fifth Avenue Hotel	81		3,077	ZON	Located within the proposed Preservation District, a building with significant (Monessen) historical relevance
12	450 Schoonmaker Avenue s/s between Fourth & Fifth	Italian Hall	212		12,000		Located within the proposed Preservation District, a building with significant (Monessen) historical relevance
13	401-407 Schoonmaker Avenue n/s cor. Fourth Street	Former Eisenberg's Clothing Store	94		4,440	ZON	Located within the proposed Preservation District, fronting on the Cultural District, a building with significant (Monessen) historical relevance and a key pedestrian connection between upper and lower neighborhoods at Fourth Street.
14	Ensemble of Buildings - w/s Sixth Street, between Donner & Schoonmaker	Hardware Store (Jones Bldg), Valley Independent, Church	12, 13, 14, 15, 16, 17		21,200	ZON	Located within the proposed Preservation District, buildings with significant (Monessen) historical relevance and a key pedestrian connection between upper and lower neighborhoods at Sixth Street.
15	Ensemble of Buildings - e/s Sixth Street, between Donner & Schoonmaker	Pharmacy, Johnson's Restaurant	32, 33, 34, 35, 36, 37		21,000	ZON	Located within the proposed Preservation District, buildings with significant (Monessen) historical relevance

Anticipated Action Legend:

ACQUISITION: **ACQ**

ENVIRO-REMEDATION: **REM**

VISUAL CORRIDOR: **VIS**

PARKS & PUBLIC SPACES: **PPS**

STREET MAPPING: **STR**

ZONING: **ZON**

APPENDIX 'B': KEY DEVELOPMENT SITES / MIDTOWN REDEVELOPMENT PLAN, CITY OF MONESSEN, PA

IDENTIFIER	STREET FRONTAGE	Map 20-02-03-00 TAX PARCEL NUMBER	ESTIMATED GROSS AREA	EST. ACRES	ANTICIPATED ACTIONS	REMARKS AND/OR CONCEPTUAL PROGRAM
A1	Riverfront/Railroad	393, 394, 395, 396	1,031,000	23.67	ACQ, PPS, STR, ZON	Existing industrial site. Low impact/clean energy uses should be sought for either interim or long term program.
A2	Riverfront/Railroad	1	325,000	7.5	ACQ, PPS, STR, ZON, VIS	West Meadow
B1	Riverfront/Railroad	451	400,000	9.2	ACQ, PPS, STR, ZON, VIS	p/o West Meadow
B2	Riverfront/Railroad	p/o 451	660,000	15	ACQ, PPS, STR, ZON, VIS	Mon Valley Heritage Park: multi-component Regional Memorial celebrating diverse immigration, sacrifices of a work force that helped to build & protect the Nation during war time, and memorializing the 1948 ecological event that changed how the United States recognizes and responds to industrial pollution.
B3	Riverfront/Railroad	p/o 451	495,000	11.36	ACQ, PPS, STR, ZON, VIS	Existing industrial site
C1	Riverfront	89	350,000	8	ACQ, PPS, STR, ZON, VIS	Agricultural Demonstration Project.
C2	Seneca Street/Railroad	p/o/ 89	310,000	7.1	ACQ, PPS, STR, ZON, VIS	Mon Valley Amphitheater/Public Performance Space.
D	Donner Avenue, Alley	39,40,41,42	13,200	.303	ACQ, ZON	Grouping of lots within the proposed Preservation District
E	Donner Avenue, Alley	72, 73, 74, 7,5 76, 77	17,900	.410	ZON	Grouping of lots within the proposed Preservation District, includes the structurally compromised parking facility (see Site F)
F	Schoonmaker Avenue, Alley	303, 305, 307, 309, 311	11,200	.257	ZON	Grouping of lots within the proposed Preservation District, includes the structurally compromised parking facility (see Site E)
G	Schoonmaker Avenue, Parkway Alley	201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211	78,000	1.790	ACQ, ZON	Collection of properties near the Sixth Street Park, across Schoonmaker from the proposed Preservation District
H	Schoonmaker Avenue, Parkway Alley	213, 214	15,600	.358	ZON	Parcel located between two of Monessen's most distinct buildings.
I	Donner Avenue, Railroad	450	20,000	1,449	ACQ, PPS, STR, ZON	Railroad Museum, Interim Caboose Site, Public Parking for Plaza
J	Donner Avenue, Alley	99, 100	17,600	.404	PPS, ZON	Library Parking & Upper Floor Expansion, Auditorium/Theater Performance Space
K	Schoonmaker Avenue, Alley	116, 117	6,600	.152	ACQ, PPS	Open Space p/o Third Street Plaza
L	Schoonmaker Avenue, Alley	127, 129, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159	37,400	.859	ZON -incentives for Public Parking -Retail requirement	Art Hotel Location, Alternate Mixed Use Building with Retail at Schoonmaker street level, Public Parking for Third St. Plaza at Alley level (accessed via Second Street), Interim Public Gardens
M	Schoonmaker Avenue, Parkway Alley	261, 262, 263, 264, 265, 266, 267, 268, 269, 270	20,100	1.150	ACQ, ZON	Dormitory Housing with Retail/Exhibit Space; Upper Floor: Apartments, Live/work space; Parking & Open Space
N	Schoonmaker Ave, Third St, Parkway Alley	272	4,950	.114	ACQ, PPS	Open Space p/o Third Street Plaza. Art-related uses
O	Third Street, Parkway Alley	p/o 273	10,500	.241	PPS	Art-related uses
P	Schoonmaker Ave, Rostraver St, Parkway Alley	275, 276	4,050	.093	ZON	Art-related uses
Q	Schoonmaker Ave, Rostraver St, Second St.	277, 278, 279, 280, 281, 282, 283, 284, 285, 286	34,290	.787	ACQ, ZON	Dormitory Housing with Retail/Exhibit Space; Upper Floors: Apartments, Live/work space; Parking & Open Space
R	Donner Avenue, Railroad	152, 153, 154, 155	18,200	.418	ZON	Collection of parcels on Monessen's 'main street' on the approach to the Cultural District
S	Donner Avenue, Railroad	156, 157, 158	23,000	.528	ZON, STR	Collection of parcels on Monessen's 'main street' on the approach to the Cultural District
T	Donner Avenue, Railroad	56	14,150	.325	ZON	Known as Frank's Automotive, this property is located at the gateway to both Monessen's 'downtown' and the City's proposed park system to the north.
U	Donner Ave, Railroad, Seneca St.	80	24,640	.566	PPS, ZON	Located at the gateway to both Monessen's 'downtown' and the City's proposed park system to the north.
V	Donner Ave, Oneida St, Alley, First St.	18, 19	37,400	.859	ACQ, ZON	An entire city block fronting Monessen's 'main street' on the approach to 'downtown'
W	Schoonmaker Avenue, First Street, Alley	37	11,049	.254	ZON	Vacant corner parcel on a main thoroughfare

Anticipated Action Legend:

ACQUISITION: **ACQ** VISUAL CORRIDOR: **VIS** PARKS & PUBLIC SPACES: **PPS** STREET MAPPING: **STR** ENVIRO-REMEDATION: **REM** ZONING: **ZON**