REQUEST FOR DEVELOPMENT PROPOSAL (RFP)

COMMERCIAL LAND
6451 US ROUTE 30
JEANNETTE, PA 15644

JEANNETTE ROUTE 30
REDEVELOPMENT PROJECT

RFP Issue Date: June 7, 2017
Proposal Due Date: August 7, 2017 at 3:00 PM ET
Goal of the RFP:

The Westmoreland County Land Bank (“WCLB”) and Westmoreland County Industrial Development Corporation (“WCIDC”), together further referred to as “Land Bank Team”, are seeking developers and/or development teams (“Developer”) for property along the US Route 30 corridor in the City of Jeannette. This corridor is comprised of mixed-use/commercial and residential types of development. The proposal that is submitted must be for the purchase of all of the 5 available parcels totaling approximately 6.7 acres as identified within the Tax Map # section below.

Interested developers should note that there is no Land Bank Team commitment to provide funding for renovation, construction or site work for the project.

General Information:

Municipality: City of Jeannette

Address: 6451 US Route 30
Jeannette, PA  15644

Tax Map #: 14-04-09-0-005, 14-04-09-0-020, 14-04-09-0-021, 14-04-09-0-022, 14-04-05-0-180

Zoning: Efforts are underway to have the property re-zoned from an R-1 Zone to a newly created Commercial District. The City of Jeannette is currently going through a municipal-wide rezoning effort, including the subject property, and a copy of the Draft Commercial District use is attached.

Preferred Reuse: Should include commercial, retail, office and/or flexible space types of uses

Sales Price: Please propose a purchase price that allows for a project that is economically viable and meets a “highest and best use” standard.

Primary Contact: Joseph D. Sisley, Marketing Director
WCIDC
(724) 830-3607
jsisley@co.westmoreland.pa.us

Property Conditions:

6451 US Route 30
Jeannette, PA  15644

The property available for development is comprised of 5 parcels totaling a 6.7 acre campus. Separated by Pennsylvania Ave., 4 parcels are located west of the road and one parcel to the east. **Developers must acquire the entire campus.**
The Jeannette Route 30 property located at 6451 US Route 30 is prime commercial property with US Route 30 frontage and direct access to a stop-lighted interchange.

**Site Background & History:**

The Monsour Medical Center was built in phases. The original facility was constructed around a two story dwelling that dates back to the 1850’s. The hospital was founded in 1952 as a roadside clinic, with the medical tower being built in the early 1970’s. The entire complex closed in 2006 due to a failure to renew the required medical licenses. After that time, the property rapidly deteriorated while being a haven for vandals and arsonists. In October of 2014, the property was purchased by the then newly formed WCLB. The WCLB successfully addressed approximately $30 million of federal, state, local and private liens that encumbered the property.

For a market profile relevant to the development area, please refer to the attached Market Profile.

**Proposal Selection Schedule:**

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tr>
<td>RFP Issue Date</td>
<td>June 7, 2017</td>
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<tr>
<td>Site Tour (Optional)</td>
<td>By Appointment Only</td>
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<tr>
<td>RFP Proposal Due Date</td>
<td>August 7, 2017, 2017 @ 3 PM ET</td>
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<tr>
<td>RFP Proposal Selection Date</td>
<td>September 7, 2017</td>
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The Land Bank Team is seeking a Developer with the capacity and creativity to transform the parcel(s) included in this RFP by following high development standards and presenting a commercially viable project for the area. It is anticipated that the project will include an appropriate scale of development for the area. The Developer will be expected to coordinate design and construction with the Land Bank Team to ensure that the proposed project matches the City’s revitalization goals. Developers are encouraged to reference the attached Monsour Site Design Workshop Guide for guidelines on the development.

The Land Bank Team’s intention is to select a Developer and proposal with the highest quality plan(s) to provide exclusive negotiation period which would enable the parties to undertake proper due diligence and establish a firm development schedule.

**Disposition Process:**

The WCLB will sell this property through a disposition process. During this process, the Developer must show that all funds needed for the fully-realized project are available at the time of closing. Other requirements may be imposed by the Land Bank Team to insure that the property will be developed; including, verifying all costs associated with construction, and that
the drawings depict a project which can be permitted as intended. The WCLB will not close on the property until all the terms of the disposition process are fulfilled.

The RFP selection process may include input from community representatives and the selected Developer may be required to present their proposed plans as part of the process. If your project is a finalist for the Land Bank Team’s consideration, more information will be given as to opportunities to meet the appropriate authorities and present the project.

The WCLB and WCIDC’s respective Boards must approve any and all developers who purchase the properties.

**Proposal Structure:**

These requirements are designed to establish a Developer’s overall capacity to complete this project and to meet the requirements and obligations associated with the land.

1. **Project Narrative**
   a. Description of development plan for the selected parcel(s) including use, number of units (for residential) and/or rentable square feet (for commercial, retail or office);
   b. Explanation of ownership entity (single owner, partnership, LLC);
   c. Prospective development timeline including major milestones;
   d. Discussion of parking needs; what parking will be sought and what parking is required by zoning and to meet market objects; and
   e. Schematic drawing of proposed project, including site plan and elevations.

2. **Relevant Development Experience**
   a. Include brief description of similar projects (date, location, concept);
   b. Other similar projects currently under development;
   c. Photographs of projects;
   d. Description and role of development entity;
   e. References - strong references include banks, municipal entities, co-developers, tenants, and press clippings that include project narratives to describe previous work; and
f. Detailed description of how the developer will engage the community to the fullest extent for this project.

3. Financial Capacity

a. Detailed description of ability to finance the costs associated with project;

b. Identify the people or entities in the proposed development team, including any and all joint venture, general or limited partners, and respective percentages of interest;

c. Role of each development partner in the implementation of the development plan; and

d. Explanation of the developer’s previous experience in attracting equity investors.

4. Budgets

a. Preliminary development budget listing proposed sources and uses, including acquisition costs (use attached form ‘Exhibit B’), and indicate gaps if any; and

b. Prospective construction budget.

5. Include proposed acquisition price

6. Include tax generation estimates

Responses should be limited to 11 pages plus exhibits. Five (5) paper copies plus one (1) electronic version or flash drive containing one (1) PDF file should be sent to:

Joseph D. Sisley, Marketing Director
WCIDC
Fifth Floor, Suite 520
40 N. Pennsylvania Ave.
Greensburg, PA 15601
jsisley@co.westmoreland.pa.us

All responses should include the attached RFP Summary Page (‘Exhibit A’) as the cover page. This page should be fully completed by the Developer. ALL RESPONSES MUST BE RECEIVED BY August 7, 2017 at 3:00 PM ET FOR CONSIDERATION and late responses will not be reviewed.
All information submitted including attachments, supplementary materials, addenda, etc. will not be returned.

**Selection Criteria:**

A Developer will be selected based on, but not limited to, the following criteria:

a. Proposed development and investment

b. Experience completing similar development project(s);

c. Capacity to attract and secure financing;

d. Compliance with concepts in the Monsour Site Design Workshop Guide;

e. Proposed property acquisition price;

f. Tax generation potential (I.E. Property, Income, etc.)

A Developer will be recommended to the WCLB and WCIDC Boards of Directors based on the overall quality of the proposed project. Any proposal to acquire and hold the land with subsequent construction activities to occur only when and if it is successfully marketed will be rejected. The evaluation of the Developer’s qualifications, experience and capacity will be based upon information in the proposal submitted by the Developer, interviews, investigation of projects completed by the Developer, assessment of performance in previous undertakings, and other pertinent factors. The Land Bank Team will follow WCLB’s disposition process which includes significant design review and construction oversight.

To ensure receipt of any addenda to the RFP, please email Joseph D. Sisley for inclusion on the list at jsisley@co.westmoreland.pa.us.

The WCLB and WCIDC Boards must approve any and all Developers who purchase the subject property. The Land Bank Team also reserves the right to reject any and all submissions.

**Legal Information:**

The Land Bank Team shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of a prospective Developer(s) to perform the obligations in the response.

**1. Inspection of Parcel:** Developers shall be given an opportunity to inspect the property and the title to the property, among other things. If the Developer is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the
3. Disclaimer of Liability: Developer(s) acknowledges by submitting information and proposals to the Land Bank Team that the Land Bank Team does not undertake any obligations, and shall have no liability with respect to the development program, this RFP, and responses thereto, nor with respect to any matters related to any submission by Developer(s).

4. The Developer, for itself and its employees, contractors, and primary subcontractors, agrees not to discriminate against or segregate any person or group of persons on any unlawful basis in the construction, sale, transfer, use, occupancy, tenure or enjoyment of the property or any improvements erected or to be erected thereon, or any part thereof.

5. The Land Bank Team shall be the sole judge as to which proposals best meet the selection criteria. Notwithstanding anything in this RFP to the contrary, Land Bank Team reserves the right to reject any or all proposals received, to waive any submission requirements contained within this RFP, and to waive any irregularities in any submitted proposal.

6. Upon receipt of written acceptance of the proposal by the Land Bank Team to the Developer, the Developer will, within thirty (30) days, submit a binding letter of intent to the Land Bank Team. The binding letter of intent shall be submitted with a non-refundable certified check for $5,000. Also, the binding letter of intent will identify the buyer and detail that the sales agreement is non assignable to any other party. The binding letter of intent will specify the total project cost and the amount to be paid to the WCLB at time of closing, as well as outline any and all contingencies the Developer requires to be incorporated into the disposition agreement.

7. Upon receipt and acceptance of the binding letter of intent, the WCLB will provide to the selected Developer within 30 days a disposition agreement. The disposition agreement will contain the following terms between the WCLB and the Developer;

   - Specify the property being sold is in an AS-IS WHERE-IS condition with no representations and warranties.
   - Will detail a closing date within one hundred twenty (120) days of the execution by the WCLB and buyer.
   - The deed to be conveyed will be a quit claim deed, and the quit claim deed will contain a right of reversion clause that the Developer must initiate the physical
development of the property in accordance with the terms of its proposal within one year (1) of the transfer of the deed. If Developer fails to develop the property in accordance with the development proposal accepted by the Land Bank Team, the WCLB may exercise its right of reversion.

Settlement will be held in Greensburg, Pennsylvania. Settlement will be held within one hundred twenty (120) days. If settlement is not completed by this date, either party will then have the right to declare time to be of the essence by giving notice to the other party. The notice will state that time is of the essence and will fix the time, date and place of settlement. The date fixed may not be earlier than 15 days or later than 30 days following the effective date of giving such notice.

If the disposition agreement is acceptable to the Developer, Developer and WCLB will both execute said disposition agreement, and at which time Developer will tender to WCLB a certified check in the amount of 10% of the agreed upon purchase price.

**Taxes.** Developer will address the real estate taxes and any transfer taxes associated with the Property.

**Possession.** Possession of the Property will be delivered to the Developer on the date of settlement.

**Risk of Loss; Insurance.** No representations. WCLB is transferring this property on an “AS-IS WHERE-IS” basis and makes no representations as to the condition of the property. Seller has no knowledge of any environmental issues on the property. The Developer takes responsibility for any title defects.

**Eminent Domain; Buyer’s Option.** If any part of the Property is taken by eminent domain before settlement, the WCLB will notify the Developer of the taking within 5 days but not later than the date of the settlement. The Developer will have the option to: (A) terminate this Agreement and upon termination the transaction fee will be returned immediately to Buyer after which the parties will be relieved of all obligations in this Agreement; or (B) proceed with this Agreement and pay the balance of the purchase price, and the WCLB will assign to the Developer the award, if any, to which the WCLB may be entitled. To exercise this option, the Developer will give notice to WCLB before settlement. If Developer fails to give the notice, Developer will be conclusively deemed to have chosen option (B).

**Municipal Improvements.** Developer will be responsible for any municipal claim against the property, no matter whether the Ordinance or Resolution authorizing said improvements was adopted prior to the date of this Agreement, on the date of this Agreement, or after the date of this Agreement.

**Default.**

A. By Developer: If Developer defaults, Seller may (1) agree to retain the deposit money as liquidated damages, as the parties agree that the amount of the transaction fee is a
reasonable settlement of the WCLB’s damages and is not a penalty; (2) recover for out-of-pocket costs related to this Agreement; (3) recover for loss of bargain, which right is preserved by the WCLB; or (4) make a claim against the Developer for specific performance.

**B. By WCLB:** If WCLB defaults, Developer’s remedy is limited to rescinding this Agreement, in which case WCLB will cause to be paid to Developer the transaction fee, and the Developer can make a claim for out-of-pocket costs, limited to title examination fees, and inspection costs. Buyer specifically waive any claims for loss of bargain and specific performance or any other damages known or unknown.

**Zoning and other Ordinances.** WCLB makes no representations as to whether the property is in compliance with that Zoning Classification or whether there are notices of uncorrected violations of housing, building safety, or other fire ordinances.

**Inspection of Property.** Developer acknowledges that they inspected the Property and have done all of their due diligence before closing on the Property. Developer is relying only on the inspection of the Property made by the Developer and are not relying on any oral statement concerning the physical condition of the Property made by the WCLB representatives or agents or any written statement concerning the physical condition of the Property given to Developer by the WCLB except for written statements contained in this Agreement. Said Lot(s) are vacant as of the purchase time of the property.

**Additional Provisions to be included in the Quitclaim Deed:**

**A.** Unless Developer receives the WCLB written consent, Developer, and their successors-in-interest agree not to sell, subdivide, or partition the real estate for five (5) years after the date of settlement. If Developer, or their successors-in-interest do sell, subdivide, or partition the real estate within five (5) years after the date of settlement, without WCLB’s prior written consent, the real estate will revert to the WCLB, or its successor-in-interest.

**B.** The Developer, and their successors-in-interest, agree that after closing, the real estate shall be subject to all real estate taxes, including local, school, and county for at least five (5) years after the date of settlement or for the entire period during which the Developer named herein own the property.

**C.** The Developer and their successors-in-interest agree not to file a tax assessment appeal or claim any tax exemption on the real estate for at least five (5) years after the date of settlement or for so long as the current Developer owns the real estate, whichever is longer. If Developer, or their successors-in-interest, file a tax assessment appeal or claim any tax exemption on the real estate in violation of this Subparagraph, the real estate will revert to the WCLB.

**D.** Unless the Developer receives the WCLB’s written consent, Developer, and its successors-in-interest, agree that all Tax Parcels must remain a separate parcel number and may not be combined with any other Tax Parcel for five (5) years after the date of settlement. If Developer, or their successors-in-interest combine this parcel with each other or with other
Tax Parcels within five (5) years after the date of settlement without WCLB’s prior written consent, the real estate will revert to the WCLB, or its successor-in-interest.

E. As a condition of transfer, should the transferee require one or all of the reversionary requirements to be waived, a fee equal to 7% for non-owner occupied residential, multi-residential, commercial and/or industrial, will be assessed to the fair market value of the properties.

F. Developer agrees that the closing agent will be Lawyers Abstract of Westmoreland County.

Notices to Parties. Any notice given by Developer to the WCLB or by WCLB to Developer will be in writing. Any notices will be delivered either in the manner provided by law for the service of process in equity or by certified or registered mail to the receiving party at the address for the receiving party which appears on the first page of this Agreement. Any mailed notice will be deemed delivered to the receiving party on the second business day after mailing occurs.

Covenant not to Record. Developer will not record the binding letter of intent or the disposition agreement, and any recording of these Agreements by Developer will constitute a default by Developer under this Agreement.

Binding Effect. Developer and WCLB intend to be legally bound by this Agreement. All of its terms and conditions will extend to and be binding upon the parties to this Agreement and, with the exception of, upon their respective heirs, executors, administrators, personal representatives, successors and assigns.

8. The WCLB will have thirty (30) days to review the binding letter of intent and either accept or reject it. If rejected the Developer will have seven (7) days to submit a new binding letter of intent with a counter offer. The WCLB will then have seven days (7) to accept or reject the binding letter of intent. If the WCLB rejects the binding letter of intent then the deposit monies will be returned.

9. If the WCLB accepts the binding letter of intent then the deposit monies will be nonrefundable and the WCLB must prepare a disposition agreement in accordance with the binding letter of intent terms. The disposition agreement must be submitted within thirty (30) days of the binding letter of intent.

Attached Exhibits:

- RFP Summary Page
- Sources and Uses Budget
- Market Profile
- Draft Commercial District Zoning
- Monsour Design Workshop Guide
- Site Plan (Phase II) & Survey Identifying each parcel
RFP SUMMARY PAGE

JEANNETTE ROUTE 30
REDEVELOPMENT PROJECT
Development Team
Ownership Entity:
Primary Contact:
Address:
Phone:
E-mail:
Consultant(s):
Partner:
Architect:
Contractor(s):

RFP Summary
Acquisition Offer:
Total Estimated Project Cost:
Developer Equity:
Total Estimated Project Gap:
Complete any fields that apply.
Total Residential Units:
Total Retail Square Footage:
Total Office Square Footage:
Other (please specify):
Other (please specify):
Other (please specify):

Project Timeline
Construction Start:
Construction Duration:
SOURCES AND USES

BUDGET

JEANNETTE ROUTE 30
REDEVELOPMENT PROJECT
# Project Sources and Uses of Funds

Redevelopment Team: 

<table>
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<th>Budget Category</th>
<th>Overall Project Budget</th>
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<tr>
<td><strong>Sources of Funds</strong></td>
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<td>Loan #1</td>
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<td>Loan #2</td>
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<td>Loan #3</td>
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<td><strong>Total Sources of Funds</strong></td>
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<td><strong>Additional Required Gap Financing or Equity</strong></td>
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MARKET PROFILE

JEANNETTE ROUTE 30
REDEVELOPMENT PROJECT
FOR SALE: NEW COMMERCIAL DEVELOPMENT
Jeannette Route 30 Redevelopment Project
6451 US Rt. 30, Jeannette, PA 15644

• 6.7-acres prime commercial site with excellent frontage on Route 30
• Located at signalized intersection on busy Route 30 westbound lane
• Traffic Count on Route 30: 31,000 cars/day

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<th>1 mile</th>
<th>3 mile</th>
<th>5 mile</th>
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<td>4,231</td>
<td>27,252</td>
<td>79,133</td>
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<tr>
<td>Households</td>
<td>2,080</td>
<td>12,250</td>
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<tr>
<td>Median HH Income</td>
<td>$39,969</td>
<td>$50,266</td>
<td>$52,350</td>
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</table>


Joseph D. Sisley
Marketing Director
wcidc@wpa.net

Fifth Floor | Suite 520
40 North Pennsylvania Ave.
Greensburg, PA 15601
724.830.3061
www.WestmorelandCountyIDC.org
FOR SALE: NEW COMMERCIAL DEVELOPMENT
Jeannette Route 30 Redevelopment Project
6451 US Rt. 30, Jeannette, PA 15644

NOTE: Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal notice, or other conditions.
DRAFT COMMERCIAL DISTRICT
ZONING TABLE

JEANNETTE ROUTE 30
REDEVELOPMENT PROJECT
## 2.15 Permitted Land Uses

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<td>Educational Facilities, College/University</td>
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**Note:**
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TN = Traditional Neighborhood; MR = Mixed Residential; CT = Commercial Transition; NC = Neighborhood Commercial; CC = Commercial Corridor; UC = Urban Center; RC = Regional Commercial; D = Downtown; IC = Institutional Campus; II = Industrial Innovation; HI = Heavy Industrial; BCR = Brush Creek Reserve
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TN = Traditional Neighborhood; MR = Mixed Residential; CT = Commercial Transition; UC = Neighborhood Commercial; CC = Commercial Corridor; UC = Urban Center; RC = Regional Commercial; D = Downtown; IC = Institutional Campus; II = Industrial Innovation; HI = Heavy Industrial; BCR = Brush Creek Reserve
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**INDUSTRIAL**

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**RESIDENTIAL**

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1. Conditional and Special Exception uses are subject to the regulations in **Article 4**.
2. The Pennsylvania Municipalities Planning Code requires Forestry to be a permitted use in every district.
3. A “Live/Work Unit” combines residential and commercial and/or certain industrial uses. The commercial and/or industrial component of Live/Work Units is restricted to those uses expressly permitted in the district that the Live/Work Unit is located. Furthermore, only the following industrial uses are permitted in Live/Work Units: Custom Manufacturing and Light Manufacturing. All businesses must be properly licensed according to local, state, and federal law.
4. These uses are permitted in the Institutional Campus district but only as an accessory to a permitted, conditional, or special exception use in this district. These uses are not regulated in the same manner as "Dwelling, Accessory."
5. Multifamily dwellings are permitted as part of a mixed-use structure ONLY.

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TN = Traditional Neighborhood; MR = Mixed Residential; CT = Commercial Transition; NC = Neighborhood Commercial; CC = Commercial Corridor; UC = Urban Center; RC = Regional Commercial; D = Downtown; IC = Institutional Campus; II = Industrial Innovation; HI = Heavy Industrial; BCR = Brush Creek Reserve

April 2017  
Zoning Districts  | 2-39
MONSOUR DESIGN
WORKSHOP GUIDE

JEANNETTE ROUTE 30
REDEVELOPMENT PROJECT
Former Monsour Site Design Workshop
Former Monsour Site Design Workshop

SITE MAP

SIZE: ~6.3 acres
FRONTAGE: ~750 feet on Route 30
ZONING: Community Commercial District

TOPOGRAPHY: Mostly flat with steep bank on northern and eastern extent
### Former Monsour Site Design Workshop

#### WHAT A DESIGN WORKSHOP IS
- Facilitated process
- Relies on public involvement
- Identifies best site design elements
- Seeks balance between public’s interest and developer’s interest
- Seeks balance between social, environmental and financial impacts of development
- Adds value to development
- Offers voluntary site design guidelines

#### WHAT A DESIGN WORKSHOP IS NOT
- Will not identify businesses to locate on site
- Will not identify highest and best use for the site
- Will not hamper development
- Will not put forward rigid design standards

#### WHAT ARE SITE DESIGN GUIDELINES
Site design guidelines communicate the elements of design that are most important to the community. They offer suggestions for the way a building and associated elements should be designed to match community development objectives.

Design guidelines demonstrate to developers the kinds of development the community desires and gives them direction on how to achieve those objectives.
Former Monsour Site Design Workshop

OUR PROCESS FOR THE MONSOUR SITE

Step 1: Planning commissioners completed visual preference survey

Step 2: Top rated and bottom rated designs identified

Step 3: Planning commissioners compared and contrasted the best and worst designs

Step 4: County Planning combined statements to create a set of design guidelines for further consideration by the Planning Commission
A visual preference survey is a tool that helps stakeholders visually understand and identify the array of design choices made in development. More importantly, it helps to highlight the best design options.

The survey asked respondents to rate a series of fifty different examples of site design, on a scale of one to five, where one is worst and five is best. It also asked respondents to list the good and bad features.

The images selected for the survey were diverse. They included an assortment of development types (retail, office, housing, etc.) from a range of communities (Saratoga Springs, NY; Ft. Collins, CO; Orlando, FL; Ithaca, NY; Alliance, OH; Lancaster, PA; Cranberry Township, PA; Pittsburgh, PA; Westmoreland County) and contexts (suburban, urban).

One consistent theme was that nearly all of the images were selected from development situated along arterial roadways with typically at least four lanes of traffic.
Former Monsour Site Design Workshop

BEST DESIGNS IDENTIFIED & COMPARED

The ten highest rated designs were selected for further review and discussion by the Planning Commission. They are shown here and on the facing page, along with the major themes that appeared from the comments.

“Signage is subtle”

“Building fronts street”

“Great use of space”

“Parking in rear”

“Nice colors”

“Lots of windows”
Former Monsour Site Design Workshop

BEST DESIGNS IDENTIFIED & COMPARED

“Ample landscaping”
“Accessible”
“Lighting for people”

“Wide sidewalks”
“People scaled”
“Safe”
“Active place”
“Modern looking”

“Symmetrical”
“Brick facade”
“Mix of textures”
Former Monsour Site Design Workshop

WORST DESIGNS IDENTIFIED & COMPARED

The ten lowest rated designs were also selected for further review and discussion by the Planning Commission. They are shown here and on the facing page, along with the major themes that appeared from the comments.

“Blank walls”

“Building far from street”

“Massive signage”

“Parking too big”

“Not unique”
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WORST DESIGNS IDENTIFIED & COMPARED

“Auto-oriented”

“Not inviting”

“Minimal landscaping”

“Dangerous for pedestrians”

“Overhead utilities”

“Aged”

“Lack of buffer”

“Unappealing”
The preliminary design guidelines are expressed first as design principles that reflect the preferences of the Planning Commission. These are broader concepts that organize site design into functional classifications like parking or signage. They describe the aspirational nature of the guidelines.

From the principles, more distinct objectives are communicated. They represent the vehicle for delivering the aspired site design.

Lastly, illustrations describe the Planning Commission’s site design recommendations in visual terms for the former Monsour site.
PRINCIPLE 1: MINIMIZE VISUAL IMPACT OF PARKING LOTS

Objective A: Locate parking lots to the side of buildings or rear of lot.
PRÉLIMINARY DESIGN GUIDELINES

Principle 1: Minimize visual impact of parking lots

Objective B: Screen lots with vegetation and/or screening walls at perimeters
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PRELIMINARY DESIGN GUIDELINES

Principle 1: Minimize visual impact of parking lots
Objective C: Terminate parking aisles with medium to dense canopy tree islands
Former Monsour Site Design Workshop

PRELIMINARY DESIGN GUIDELINES

Principle 2: Prioritize pedestrian traffic and create active spaces

Objective A: Locate public entrances at the street front, with landscaping
Principle 2: Prioritize pedestrian traffic and create active spaces

Objective B: Create pedestrian plazas or internal courtyards with furniture, landscaping and distinct ground cover.
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PRELIMINARY DESIGN GUIDELINES

Principle 2: Prioritize pedestrian traffic and create active spaces

Objective C: Create raised table crossings to slow traffic and increase pedestrian visibility
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PRELIMINARY DESIGN GUIDELINES

Principle 2: Prioritize pedestrian traffic and create active spaces
Objective D: Include pedestrian walkways to connect development internally and externally
Principle 3: Utilize lighting that minimizes light spill, pollution and is human scaled

Objective A: Use light sources of varied styles and intensities consistent with area to be illuminated
Former Monsour Site Design Workshop

PRELIMINARY DESIGN GUIDELINES

Principle 3: Utilize lighting that minimizes light spill, pollution and is human scaled

Objective B: Utilize lighting schemes to accentuate architectural and vegetative features
Former Monsour Site Design Workshop

PRELIMINARY DESIGN GUIDELINES

Principle 4: Utilize building design and orientation that is attractive

Objective A: Design articulated facades that limit blank walls and straight line cornices with little detail
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**PRELIMINARY DESIGN GUIDELINES**

Principle 4: Utilize building design and orientation that is attractive

Objective B: Design entry-defining elements like overhead trellises or awnings
Former Monsour Site Design Workshop

PRELIMINARY DESIGN GUIDELINES

Principle 4: Utilize building design and orientation that is attractive

Objective C: Create visual appeal on all sides that are immediately visible to visitors and motorists
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PRELIMINARY DESIGN GUIDELINES

Principle 4: Utilize building design and orientation that is attractive

Objective D: Situate buildings as close to road as is practical
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PRELIMINARY DESIGN GUIDELINES

Principle 4: Utilize building design and orientation that is attractive

Objective E: Create transparency into building through the use of windows and glass, especially on first floor
Former Monsour Site Design Workshop

PRELIMINARY DESIGN GUIDELINES

Principle 4: Utilize building design and orientation that is attractive

Objective F: Use a variety of materials and textures to establish rhythm in building pattern
Principle 5: Utilize landscaping that improves overall site design

Objective A: Enhance streetscape through the use of street trees
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PRELIMINARY DESIGN GUIDELINES

Principle 5: Utilize landscaping that improves overall site design

Objective B: Install vegetation and species consistent with and scaled to different usage areas
Principle 6: Utilize signage that is scaled for its context

Objective A: Install monument signage that is no higher than 12 feet, no more than 120 square feet and has plantings
Former Monsour Site Design Workshop

City of Jeannette Planning Commission
Alec Italiano, Chair
William Pacelli, Vice-Chair
Joe Carle, Secretary
Stephen Burlas
Donald Deguffroy
Laura Smith
Judy Soles

Staff
Brian Lawrence, Assistant Deputy Director, Westmoreland County Planning Department
Daniel Carpenter, Planning Coordinator, Westmoreland County Planning Department
SITE PLAN AND SURVEY
MAPPING

JEANNETTE ROUTE 30
REDEVELOPMENT PROJECT