

# BAKERY ROW

## Penn Avenue East Vision Plan

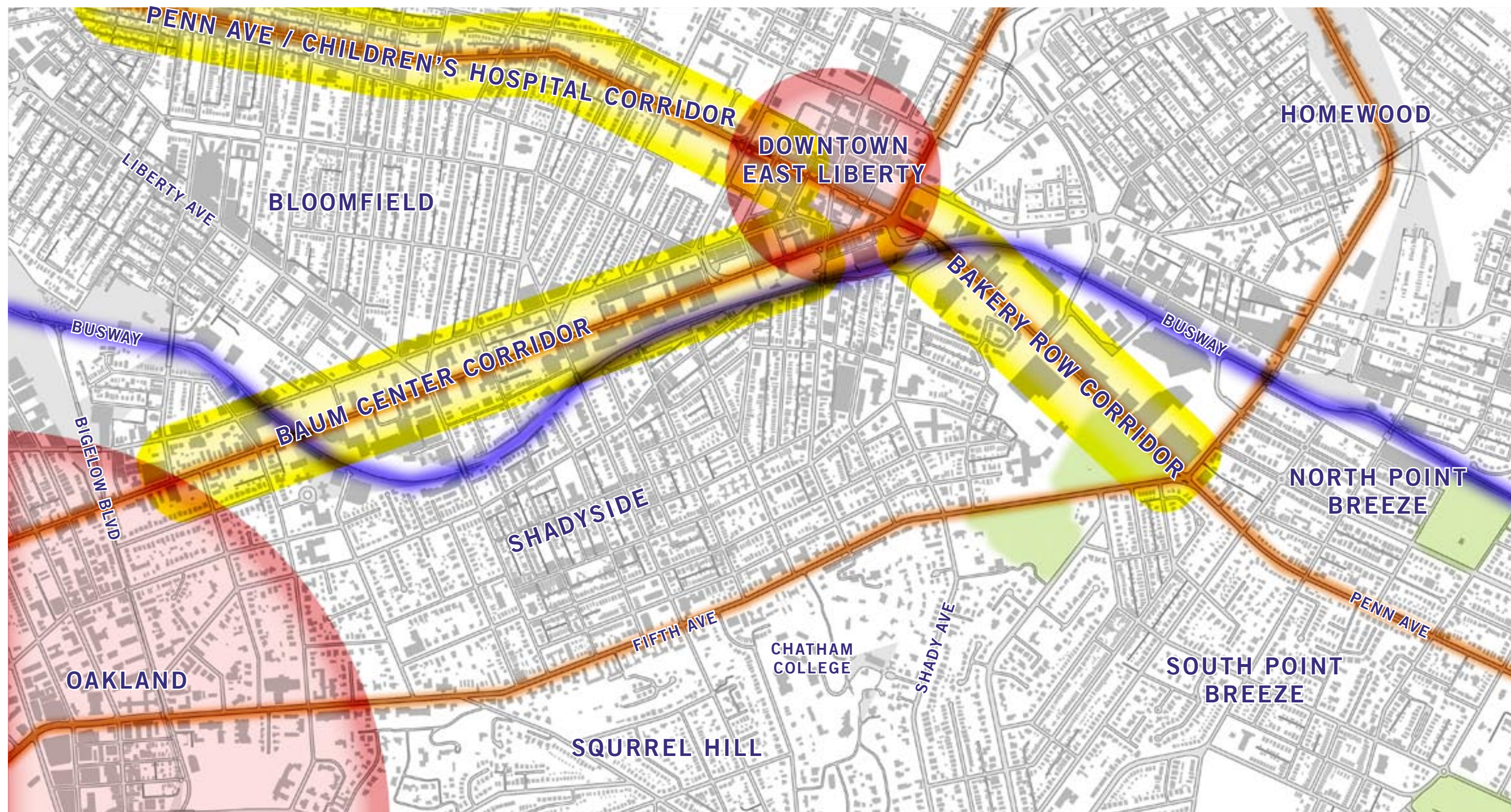
October, 2006

**PFAFFMANN + ASSOCIATES**

*with*

East Liberty Development, Inc.  
Shadyside Action Coalition

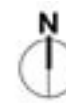








Historic Street Grid  
Bakery Row (Penn Avenue East) Vision Plan



**PFAFFMANN + ASSOCIATES**

October, 2006

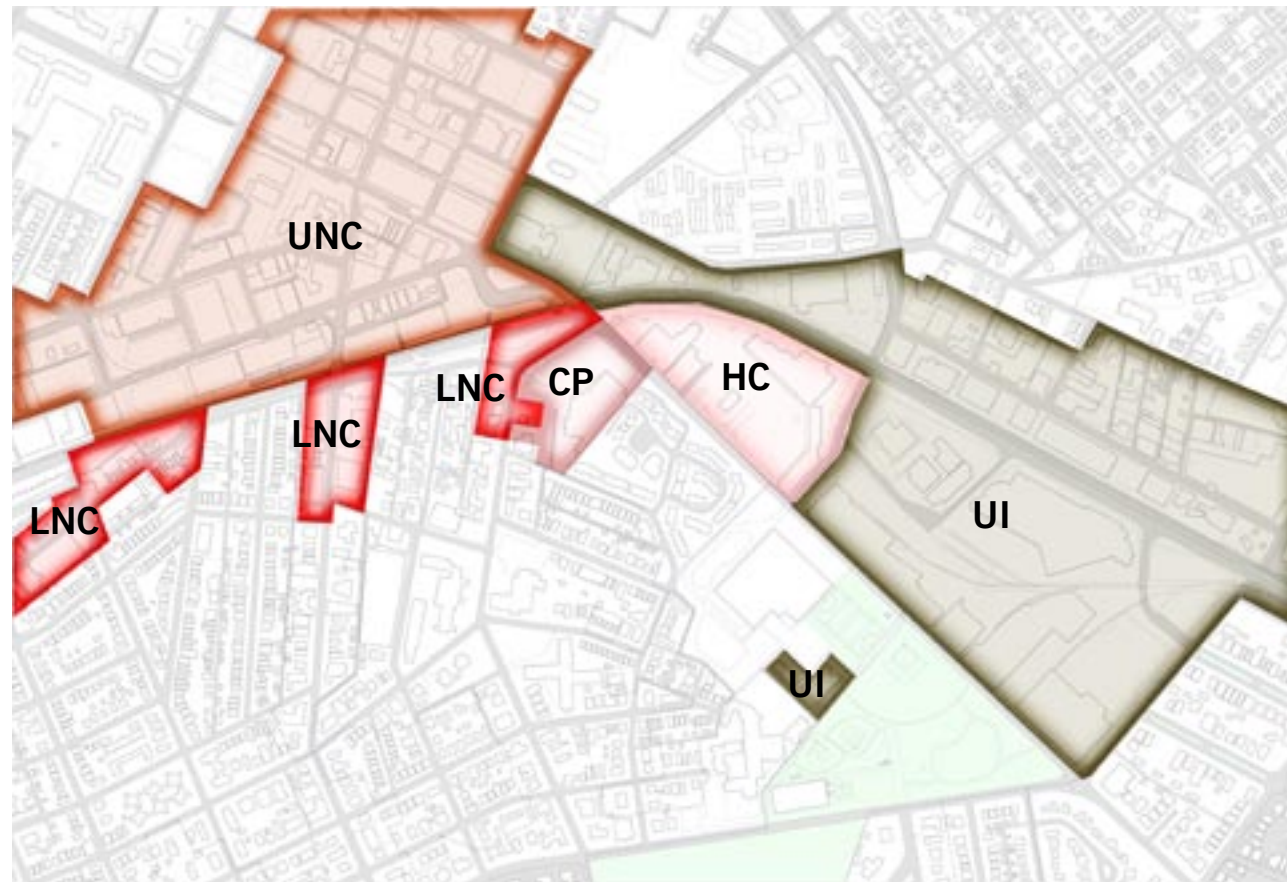




Existing Conditions  
Bakery Row (Penn Avenue East) Vision Plan



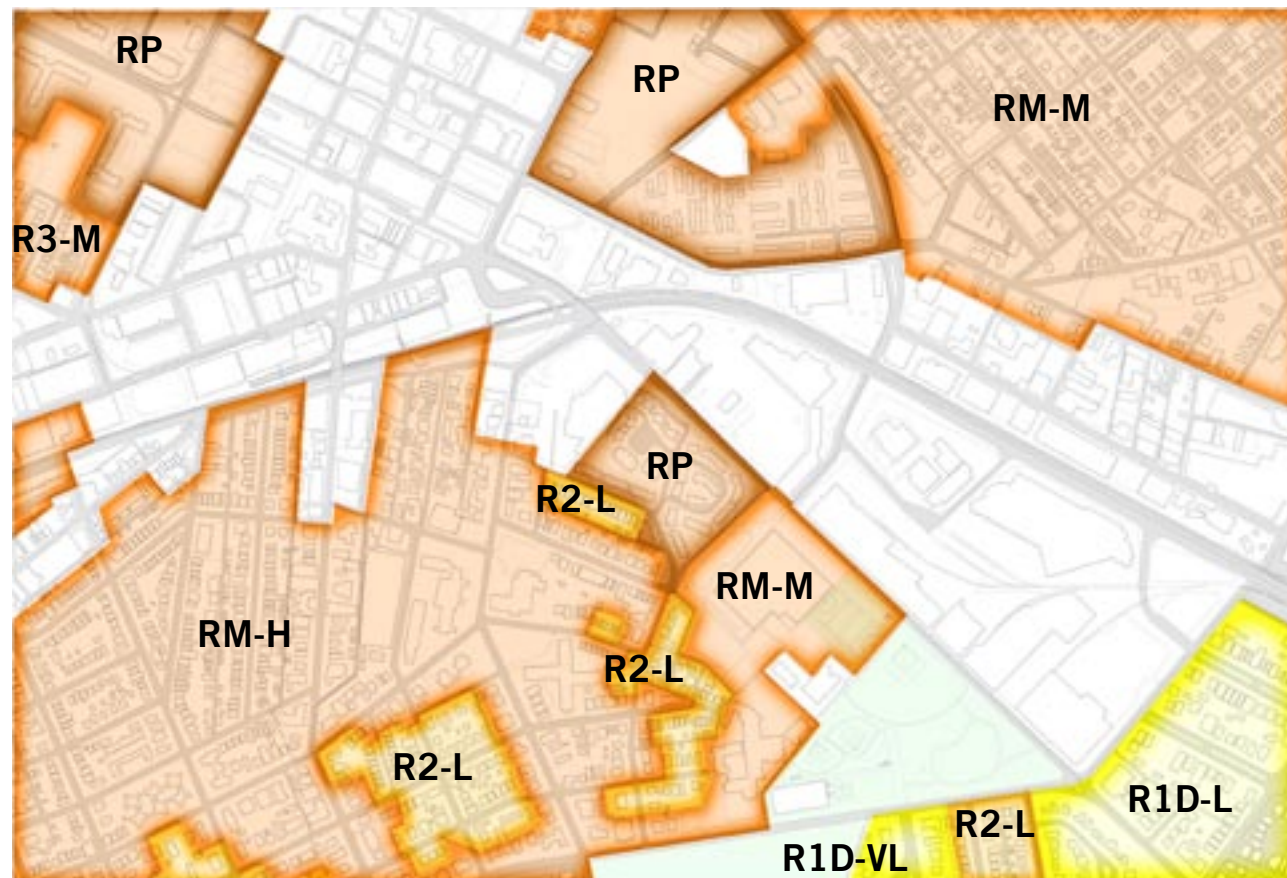




Comercial Zones



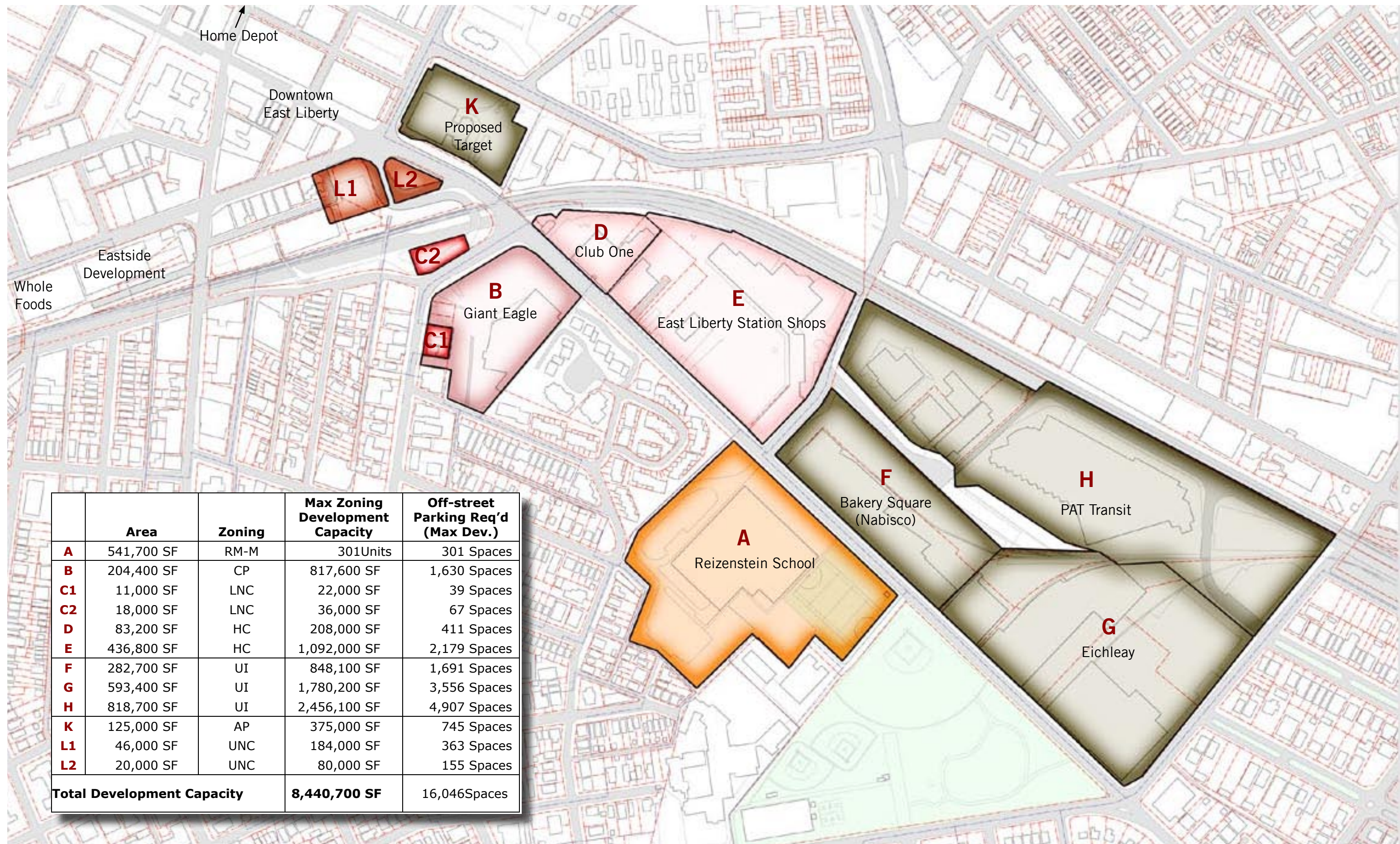
Parks & Open Space Zones



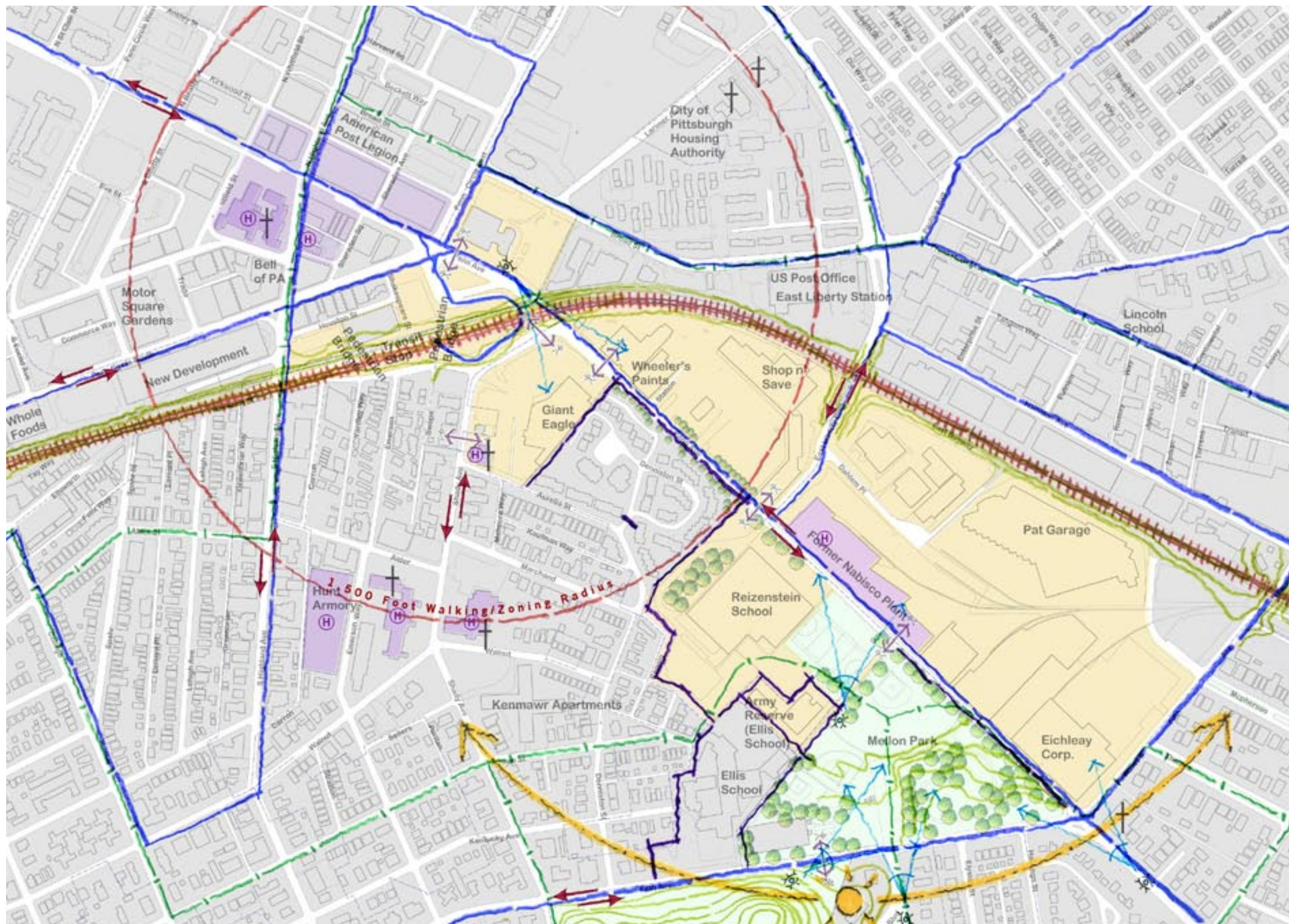
Residential Zones




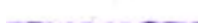






ZONING MATRIX	Site Development Standards	As of right Uses	Conditional Uses	Build-out capacity	Zoning Change?
<b>HC</b> (Highway Commercial)	Accommodates auto-oriented commercial activities, space for large-scale retail.	Big Box Retail Restaurants Offices	Manufacturing Parking Structures Elderly Housing	75' Height Max No Front Setback 20' Rear Setback	
<b>CP</b> (Planned Commercial)	Special Planning District for shopping and working, that mitigates impact on nearby adjacent uses	Uses need to be approved by Planning Commission, same types of uses as HC.		20% Must be developed as urban open space	
<b>RP</b> (Planned Residential)	Special Planning District for planning residential development	Uses need to be approved by Planning Commission, also includes religious, community centers.	Schools Parks / Recreation LNC Uses	20% Must be developed as urban open space	
<b>RM-M</b> Multi-Unit Residential (Medium Density)	Encourage moderate density residential redevelopment; preserve existing residential character	Residential Child Care	Community Homes Assisted Living Elderly Housing	55' Height Max 25' Front Setback 25' Rear Setback	Reizenstein Site Zoning change?
<b>UI</b> (Urban Industrial)	Allows mid-sized industries, flexible mixed use spaces, adaptive re-uses of older manufacturing bldgs.	Residential - Multi Educational Retail	Schools	60' Height Max No Front 20' Rear Setback	Mixed Use Residential?
<b>LNC</b> (Local Neighborhood Commercial)	Neighborhood serving commercial district	Residential Limited Retail Religious	Assisted Living Elderly Housing Parking	45' Height Max No Front 20' Rear Setback	









-  Bike Rout
-  Bus Rout
-  Busway
-  Fencing
-  Steep Slope
-  Views
-  Pedestrian Crossing
-  Heavy Traffic
-  Bus Stop
-  Historic Building

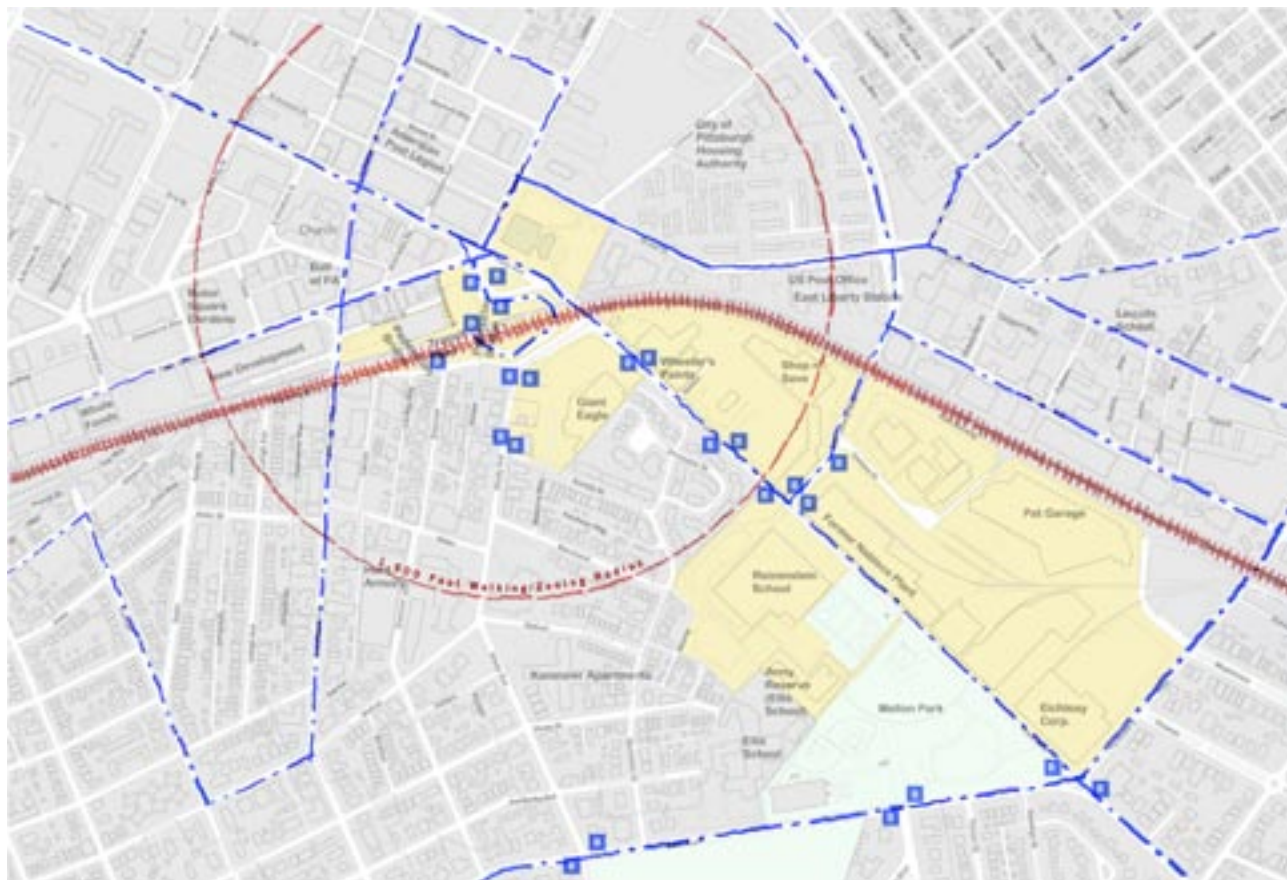




Edges



Figure Ground

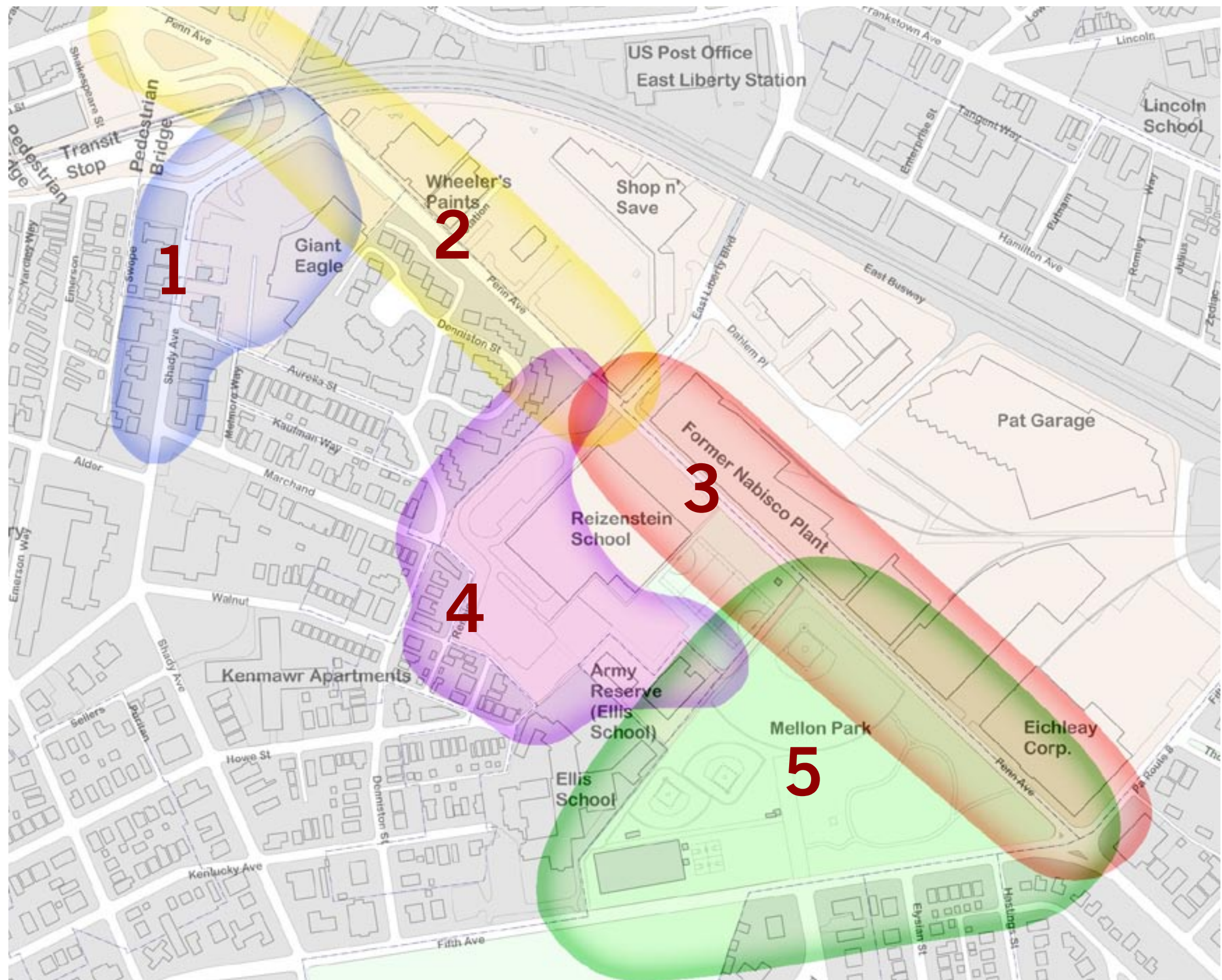


Transit System



Circulation Arteries & Key Intersections





- 1 Shady Avenue
- 2 Penn Ave from the busway to East Liberty Blvd
- 3 Penn Ave from East Liberty Blvd to Mellon Park
- 4 Edges between Reizenstein and Shadyside, and between Shadyside and Mellon Park
- 5 Penn Ave & 5th Ave around Mellon Park





Plan A: Partial Redevelopment

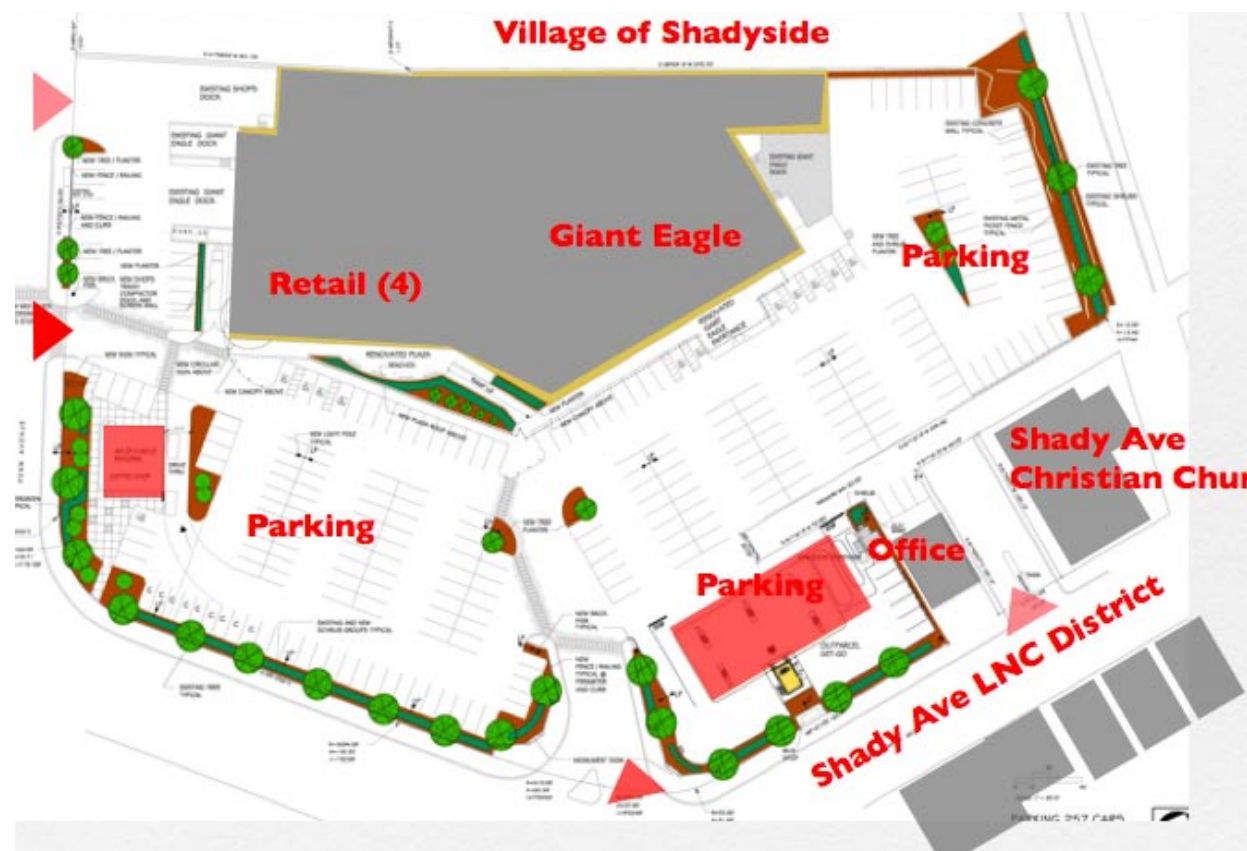


Plan B: Full Site Redevelopment

-  Single Detached House
-  Townhouse
-  Mixed Use Condo
-  Small Retail (LNC)
-  Retail
-  Mixed-Use Office
-  Parking Deck



Plan C: Corss-Busway Connections



Plan D: Gas Station Alternative





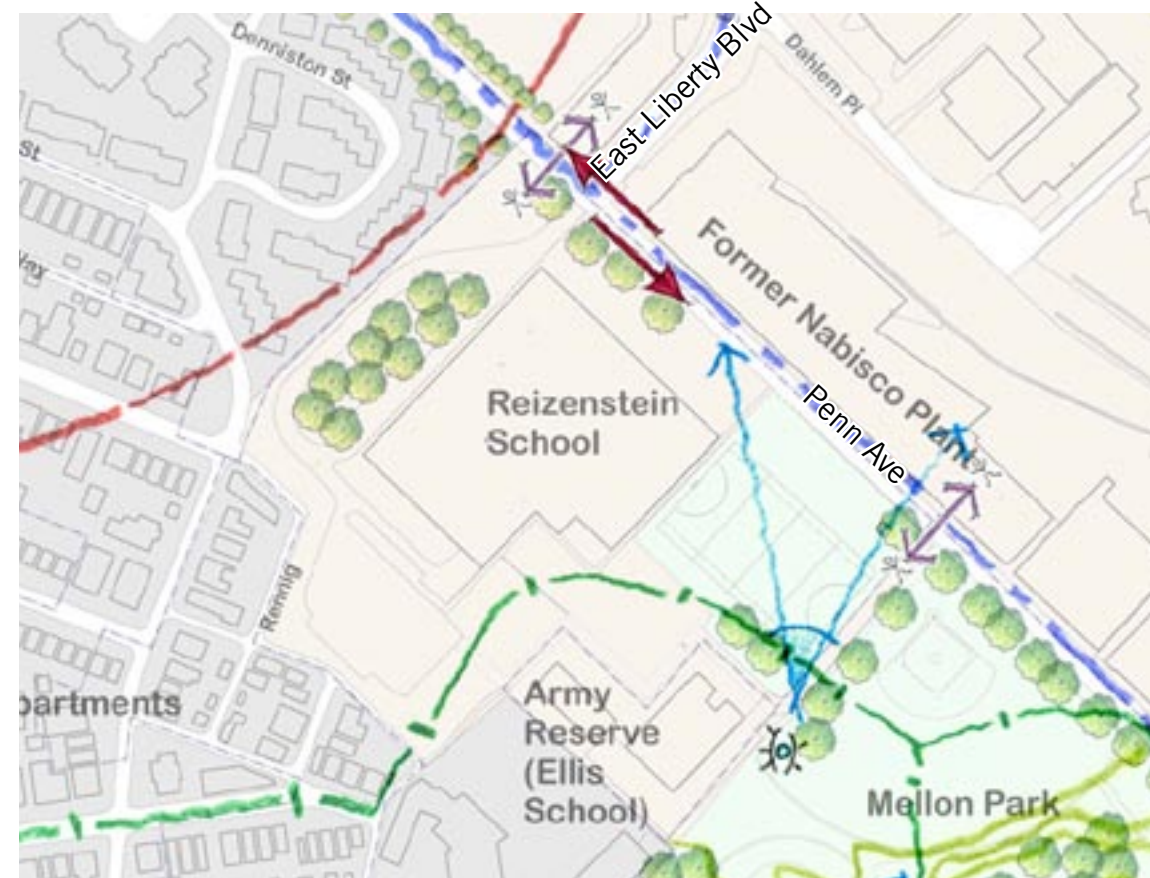
Plan A: Extension of Shadyside



Plan B: Transition between Shadyside and Penn Ave



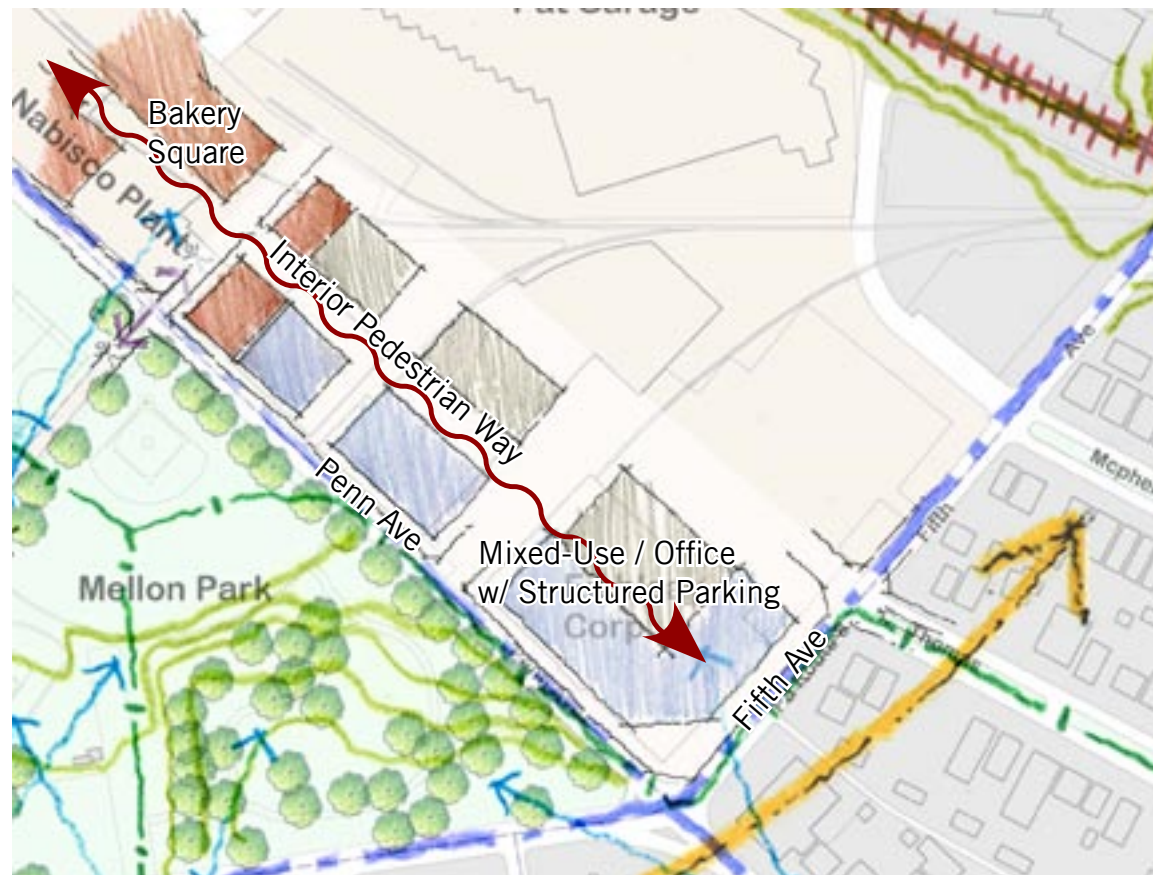
Plan C: Facing Penn Ave



Existing Conditions

-  Single Detached House
-  Townhouse
-  Mixed Use Condo
-  Small Retail (LNC)
-  Retail
-  Mixed-Use Office
-  Parking Deck



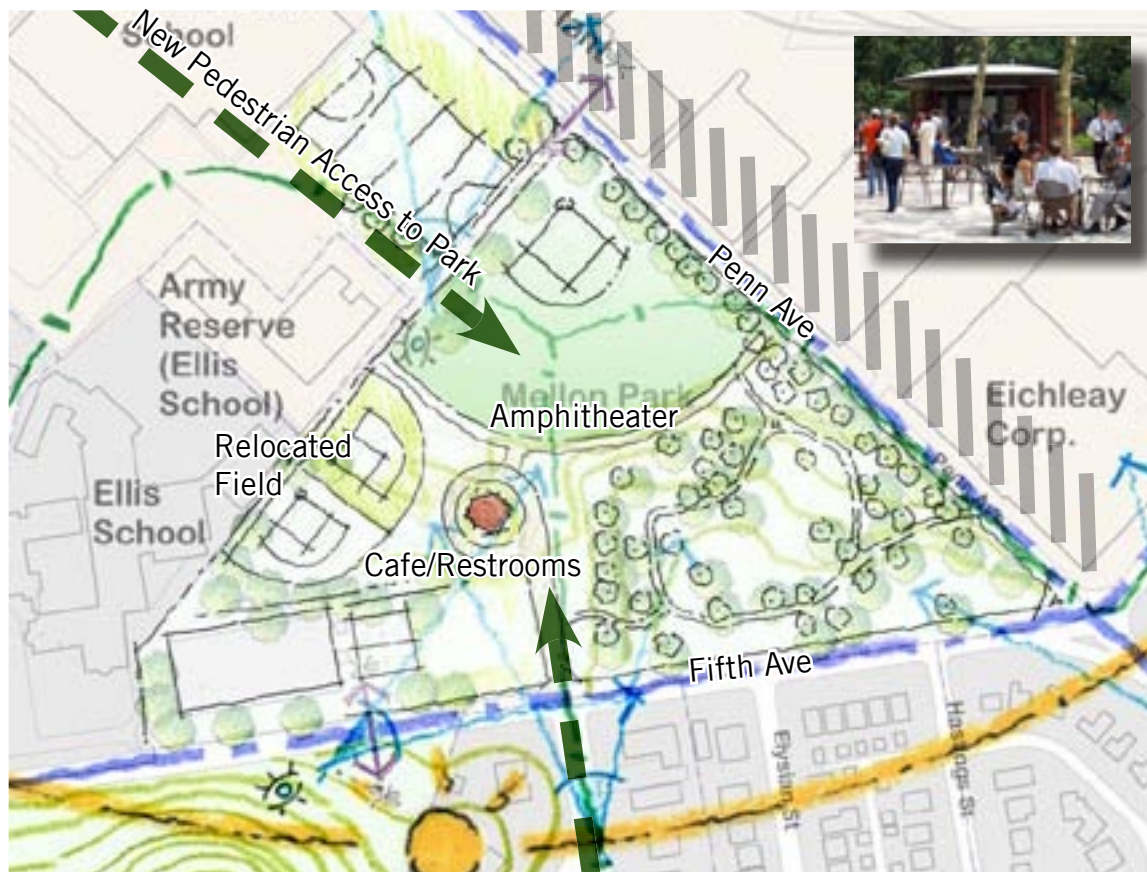


Plan A: Penn Ave Office/Mixed Use Corridor



Plan B: Full UI District Redevelopment

-  Single Detached House
-  Townhouse
-  Mixed Use Condo
-  Small Retail (LNC)
-  Retail
-  Mixed-Use Office
-  Parking Deck



Plan C: Mellon Park Revitalization