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Eighth Avenue Corridor

REDEVELOPMENT PLAN, URBAN DESIGN PLAN, DEVELOPMENT STRATEGY

Client

Steel Valley Enterprise Zone Corporation

Project Description

An urban revitalization planning study to establish an identity for the traditional business district corridor and to facilitate pedestrian and vehicular movements between the town center and an adjacent mixed use development.

Location

Eighth Avenue corridor in the Boroughs of Homestead, West Homestead, and Munhall, PA

Challenges

The Eighth Avenue traditional business district corridor remains blighted and underdeveloped despite the economic success of The Waterfront, a new mixed used development located on the riverfront that straddles the Homestead Grays Bridge. The challenge was to design a revitalization plan for the Eighth Avenue corridor that preserves the traditional appearance and function of a business district while capitalizing on the draw of consumers, residents, and office workers at The Waterfront.

Solution

M&L worked closely with local stakeholder groups to define the distinctive attributes of the business district corridor that sets it apart from The Waterfront and creates a unique identity. The revitalization plan emphasizes the creation of a historic area review board, the historic restoration of commercial structures along the corridor, convenient off-street parking, and the creation of multiple pedestrian and vehicular linkages with The Waterfront.

Benefits

The community and its HARB have worked successfully with developers during site plan review to insure that new buildings being introduced to the business district corridor maintain the existing façade line and incorporate a design that is sympathetic to the historic district.

Planning and Development Consultants

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