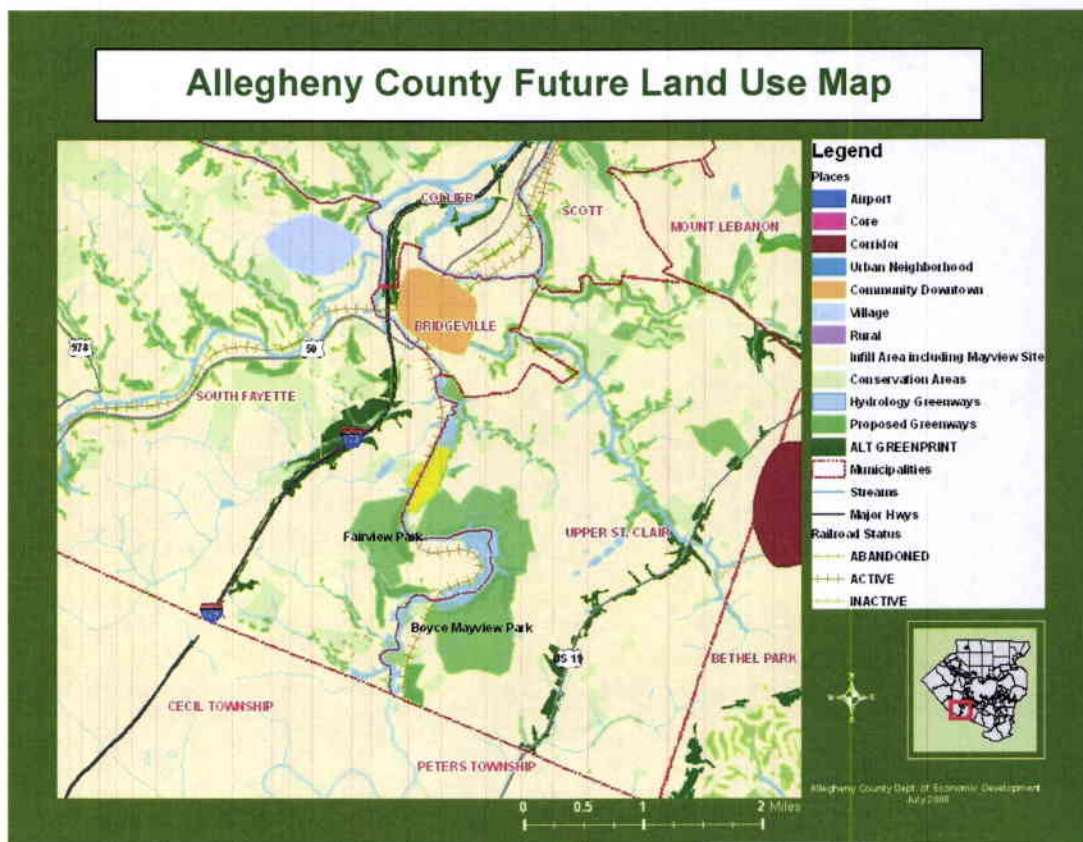


Mayview Land Reuse Task Force Recommendations from Allegheny County

Allegheny Places, Allegheny County's Comprehensive Plan, was adopted on November 5, 2008. The Plan contains a Future Land Use Map with recommendations for both new development and redevelopment. The land use recommendations are based on what county residents told the County they would prefer to see over current development patterns: reinvest in existing communities, build on existing infrastructure; reclaim the rivers; conserve natural resources; develop compact, mixed-used places; incorporate transit and pedestrian accessibility. As a result, the Future Land Use Map recommends several types of "Places" for major mixed use development ranging from Core Urban Centers to Rural Places.

The closest proposed *Place* near the Mayview Area is a *Community Downtown* in Bridgeville to the North. Community Downtowns are similar in character to Urban Neighborhoods, but are less densely developed. Most, but not all Community Downtowns build on the existing business districts and downtowns in older communities. They will be Places where additional business development can occur in a mixed-use setting that includes residential, office, retail, and other compatible uses in a walkable setting.

The Mayview Hospital Site shows *infill development* and is surrounded by two parks, and a proposed *Greenway*. Infill areas provide for new development and redevelopment on properties that are vacant, abandoned, or under-used. New housing, small business, and recreation are appropriate uses for infill areas.

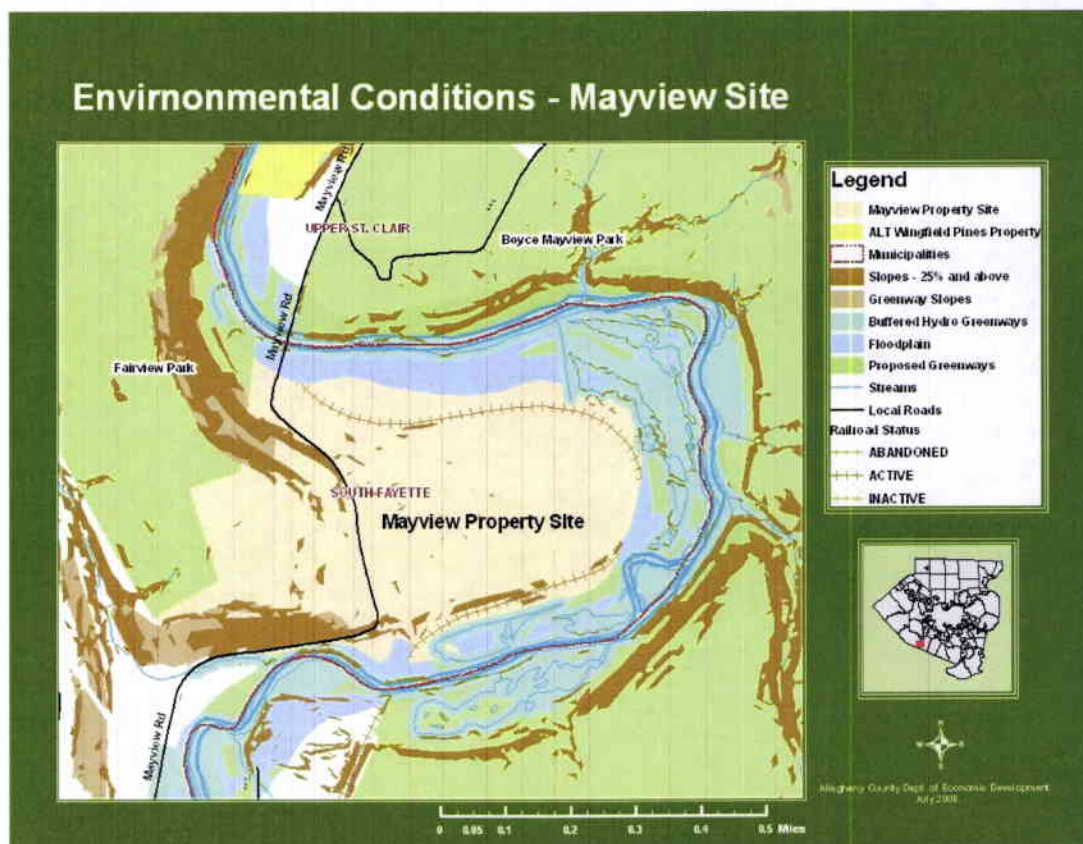


Since the Mayview Site is served by limited road access, reuse should be consistent with the existing infrastructure. Mayview has its own water and sewerage system, but it is old and deteriorating, making it unsuitable for new development. There are several historic buildings on the site, some in good condition, and others that are deteriorating. The historic buildings in good condition should be retained as part of any new development.

A “Greenway” is a corridor of open space that serves to link natural resource-based or manmade features. Greenways may incorporate both public and private property and be either land or water-based. Greenway corridors often follow abandoned railways, canals, ridge tops, rivers and stream valleys. Their purpose can be for recreation or conservation. The proposed Greenway around the hospital site consists of sensitive environmental features and is connected to the Fairview Park in South Fayette and the Boyce-Mayview Park in Upper St. Clair.

Environmental Conditions

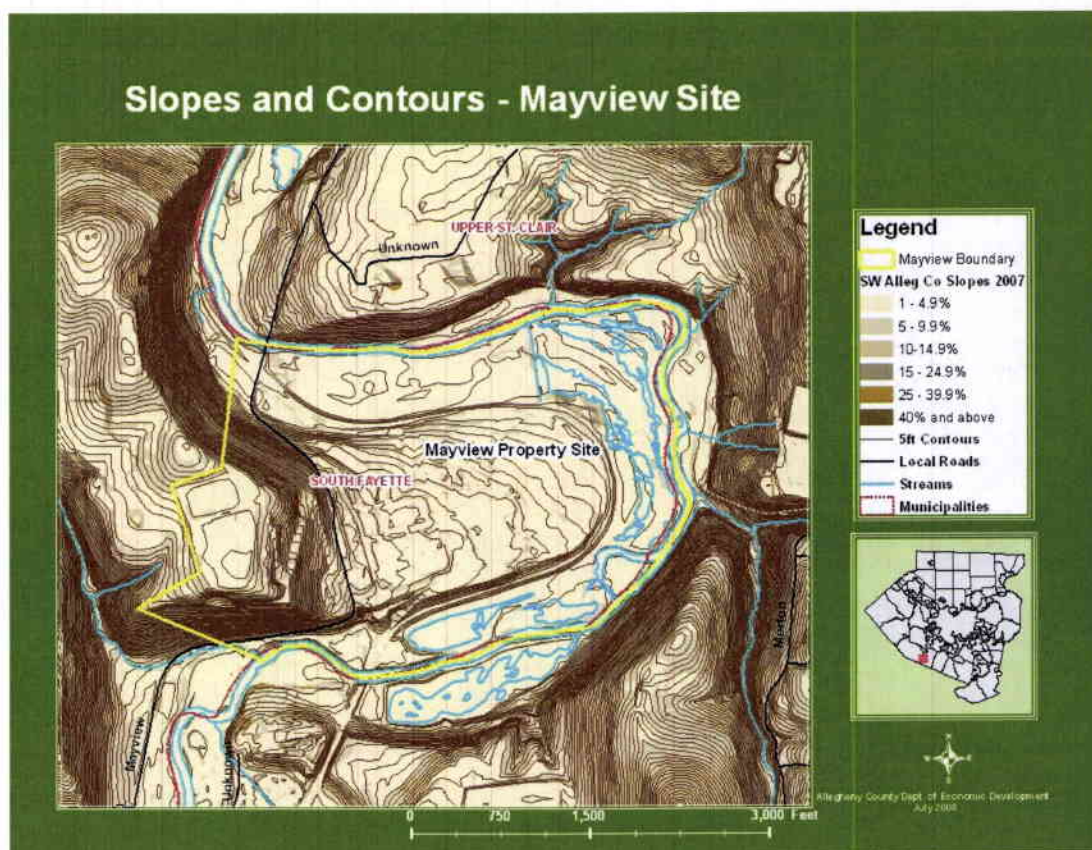
The Environmental Conditions Map below shows the sections of the Mayview Property Site that include sensitive environmental features. These areas are not suited for any type of development due to slopes greater than 25%, floodplain, and proposed Greenway. Greenway slopes represent a 15% slope or greater that is wooded and contains landslide prone soils and a 25% slope or greater that is wooded. Allegheny County recommends that these sensitive areas be set aside for conservation through a permanent easement. Passive recreation would be the most appropriate use for this conservation area.



Additionally, special purpose zoning districts, such as ‘overlay districts,’ allow a municipality to provide greater protection for environmentally-sensitive areas like landslide-prone soils, steep slopes and floodplains. The County encourages municipalities to identify environmentally-sensitive areas in their community and adopt appropriate zoning.

Slopes & Contours

The slopes and contours of the Mayview Hospital Site are shown on the map below. The steepest slopes are located on the west side of the property and around the perimeter of the site. Slopes greater than 25% are not suitable for development, especially if they are landslide-prone. This is the case on the Mayview site.



In conclusion, Allegheny County recommends infill development for approximately 70% of the site, and a conservation easement for the remaining 30% of the site that consists of steep slopes, floodplain and proposed Greenway.