

# Lower Hill (Mellon Arena) Redevelopment Sports & Exhibition Authority of Pittsburgh and Allegheny County

## Interested Party Process /Purpose & Need Statement

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### **Mellon Arena History**

The Civic Arena was constructed in 1961, displacing the existing community fabric including buildings, local streets and many Lower Hill District residents. Major roadway improvements were constructed to better serve the Arena and City communities including the Crosstown Expressway (Interstate 579); HOV lanes; the extensions of Bedford Avenue, Center Avenue and Washington Place; and improvements to other elements of the local roadway network.

The Civic Arena is famous for its revolutionary architectural design which features a large retractable roof and has been determined eligible for inclusion to the National Register of Historic Places. The Arena housed the Civic Light Opera, hosted many concerts and exhibitions, and became the home of the Pittsburgh Penguins, a National Hockey League franchise. In 1999, the name of the arena was changed to the Mellon Arena.

As a result of the Arena's unique dome-design which limited facility expansion options, the construction of a new Consol Energy Center & arena facility began in 2008. The Consol Energy Center site is located on the opposite side of Centre Avenue and immediately south of the Mellon Arena. The existing Mellon Arena Area of Potential Effect (APE) is the focus of a preliminary plan to redevelop the site.

### **Interested Party Process**

Because the PA History Code does not establish a process for public consultation, the Interested Parties (IP) process for the Lower Hill (Mellon Arena) Redevelopment Project will follow the consultation procedures outlined in Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800). Section 106 establishes a process that seeks to accommodate historic preservation concerns through consultation among agencies and other parties with a demonstrated direct legal or economic relation to the project or affected properties, or their concern with the project's effects on historic properties. Through this process, an informed consensus on the recommendation of an alternative redevelopment option that avoids, minimizes, or mitigates potential adverse effects to historic properties will be sought.

### Purpose Statement

To assist the Interested Parties in the development, evaluation and comparison of an alternative redevelopment, the following Purpose & Need Statement has been developed based on a survey of Interested Parties' values.

*"The purpose is to consider feasible preservation possibilities for the continued use of the Mellon Arena site."*

### Need Statement:

In developing the alternative redevelopment options that avoid, minimize or mitigate adverse effects to the Arena site, there is a need to consider the following:

#### *Affordability*

- Feasible & reasonable
- Financially prudent and sustainable
- Compatible with existing & planned community assets

#### *Community Cohesion & Connectivity*

- Physical and visual barriers between the HD from the CBD
- Pedestrian and transit connections
- Harmony with the surrounding community
- Community fabric that pre-dated the Arena

#### *Economic Development & Sustainability*

- Economic benefit
- Employment & housing opportunities
- Tax revenue
- Self-sustaining asset to the community and City
- Compatibility with the Consol Energy Center