



Oxford Chester LLC
425 Sixth Avenue, Suite 2750
Pittsburgh, PA 15219
412.325.3005



TO: Jean Cutler
FROM: Chris Cieslak
CC: Attendees, Mary Conturo, Scott Lieb, Arthur Zeigler, Katherine Molnar
DATE: February 16, 2010
SUBJECT: PA History Code Process, Mellon Arena and Lower Hill Redevelopment Project

Below is a summary of a teleconference held on February 9, 2010 to discuss PHMC letter dated January 25, 2010. Participants included:

PHMC: Jean Cutler, Ann Safley, William Callahan
ODC-CE: Chris Cieslak
Baker: Timothy Zinn, Ray Maginness

1. Chris expressed appreciation for the feedback provided by PHMC on the initiation of the State History Code process and expressed a desire to ensure that our team addressed concerns that PHMC raised in its letter.
2. Bill stated that PHMC's intent was to outline what it heard during the January 19, 2010 meeting.
3. Baker responded by describing the Purpose and Needs survey conducted during the January 19th meeting and how the results of the survey would be used in the development of a Purpose & Need Statement. The survey had meeting attendees rank a series of criteria based on their relative level of importance for consideration in the development, evaluation and comparison of alternate redevelopment options that avoid, minimize or mitigate impacts to the Arena site. The survey's ranking approach was chosen to elicit thoughtful consideration of the criteria by survey respondents. The resulting Purpose & Need Statement would not reflect a ranking or valuation of the criteria.
4. PHMC suggested that the Preservation criteria should not be listed as a redevelopment need to be considered in the development of alternate redevelopment options, but should be identified as the purpose of the process. This was agreed to and the draft Purpose & Need Statement would be revised accordingly.
5. All agreed that the project purpose should articulate to the Interested Parties that the process "seeks to avoid, minimize or mitigate adverse effects; and that community development solutions are evaluated in the context of historic preservation."
6. Chris and Baker advised PHMC that meeting was postponed until February 16 (due to the weather forecast) and from 6 pm to 8 pm to respond to PHMC's suggestion that meetings be held in the evening.
7. Baker acknowledged PHMC's comments regarding the "less palatable" history of the Arena development and agreed that it is an important context for consideration in the development of stipulations of an MOA.
8. All agreed to collaborate to summarize the results of this telephone consultation.