

Lower Hill (Mellon Arena) Redevelopment

Interested Parties

Meeting #4

(March 30, 2010)



Lower Hill (Mellon Arena) Redevelopment

INTRODUCTIONS

AGENDA

- Meeting #2 Minutes Review
- Purpose & Need Survey (Revised)
- Development Options Summary
- Option Assessment Workshop
- Follow-Up Items

Purpose & Need Statement

The purpose is to consider feasible preservation possibilities for the continued use of the Mellon Arena site given its cultural value as a historic resource eligible for listing in the National Register of Historic Places."

There is a Need to consider:

I. Design, Planning & Sustainability

Compatible with community assets // Harmony with surrounding community // Historic Community Fabric // Urban Design // Green (Env. & Econ. Sustainability) // Effect on Historic Resources

II. Community Cohesion & Connectivity

Physical Barriers // Visual Barriers // Pedestrian & Transit Connections

III. Economic Development

Economic Benefit // Employment & Housing Opportunities // Tax Revenue // Asset to Hill District & City

IV. Affordability

Financially Prudence // Feasibility // Reasonableness

Follow-Up Items:

- Mellon Arena Tour [Done]
- Revise Purpose & Need Statement [Done]
- Post PHMC P/N Coordination [Done]
- Release of Pens' Plan [Done]
- Posting of Meeting #1 Minutes [Done]
- Assessment of Development Options

Development Options

Option 1 - **Do Nothing** (Mothball Arena)

Option 2 - **Preserve Arena** (for Continued Use as
Multi-Purpose Arena)

Option 3 - **Arena Re-Use & Site Development**

Option 4 - **Restructure Arena** (for Continued Use
as Multi-Purpose Arena)

Option 5 - **Arena Demo & Site Development**

Option 1: Do Nothing

(Mothball Arena)

- Arena to remain Vacant
- Parking supports Consol Energy Center
- Barriers between Hill & City remain
- Life Support Costs
- Loss of Revenue
- Opportunity Costs
- No Adverse Effect



Option 2: Preserve Arena

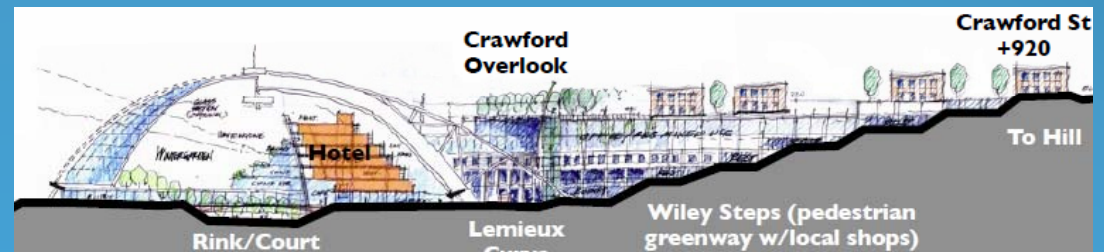
(Continued Multi-Purpose Use Arena)

- High Facility Costs
- Dome as a Constraint to Expansion
- Restricted Truck Loading Area
- Uncompetitive for larger venue events
- Inadequate Concourse / Ticket Sales areas
- Inadequate ADA / Egress Code Compliance
- Inadequate Toilet Distribution

Option 3:

Arena Re-Use & Site Development

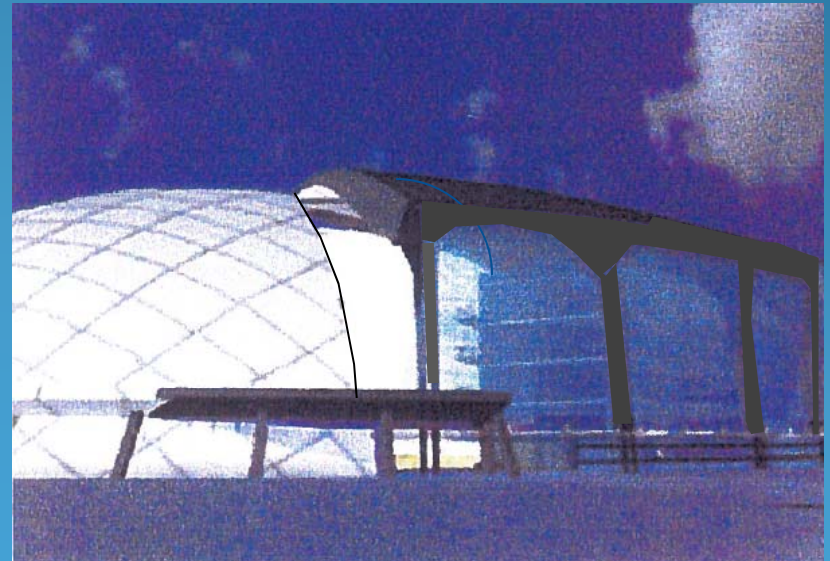
- Re-Use Arena (hotel & / or flexible Open Space)
- Mixed Use Development
- Extend Wylie & Webster Avenues
- Retain Lemieux Place
- Housing & Crawford Overlook
- Structured Parking
- Minimized Adverse Effect



Option 4: Restructure Arena

(Continued Multi-Purpose Use Arena)

- 1/3 Dome Reconfigured at Higher Level
- Renovate Bowl
- Electrical & Mechanical Upgrades
- Replace seating (16,600)
- 59 new suites (80)
- Minimized Adverse Effect



Option 5:

Arena Demo & Site Development

- Demolish Arena
- High Density Mixed Use
- Extend Wylie Ave
- Establish Street Grid System
- Housing (transition from Crawford Ave)
- Structured Parking
- Adverse Effect



Development Options

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Option 2 - **Preserve Arena**

(Continued Use as Multi-Purpose Arena)

Option 3 - **Arena Re-Use & Site Development**

Option 4 - **Restructure Arena**

(Continued Use as Multi-Purpose Arena)

Option 5 - **Arena Demo & Site Development**

Development Options

Relative Assessment Workshop

Interested Parties' Responsibility

- Collaborative
- Cooperative
- Objective

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Questions & Comments?

