

Lower Hill (Mellon Arena) Redevelopment

Interested Parties
Meeting #5
(April 21, 2010)



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INTRODUCTIONS

AGENDA

- Meetings # 3 & 4 Minutes Review
- Development Options Review
- Workshop (continuation)
- Financial Assessment (time allowing)
- Follow-Up Items

IP Meeting # 3 & 4 Minutes

Meeting # 3 Minutes Review

Meeting # 4 Minutes Review

- **Combine “Economic Development” & “Affordability”**
- **Define “Social” & “Economic” goals**

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

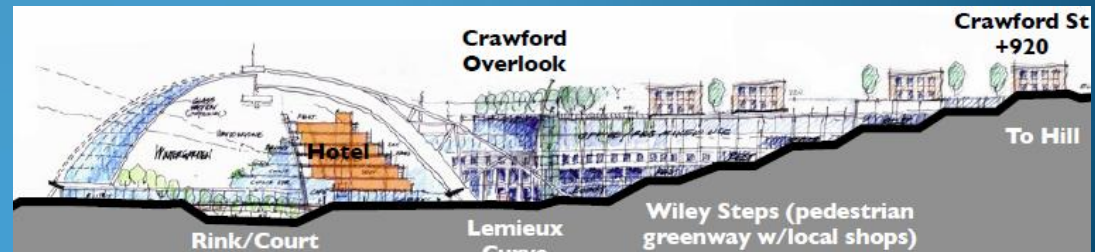
(Continued Multi-Purpose Use Arena)

- 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

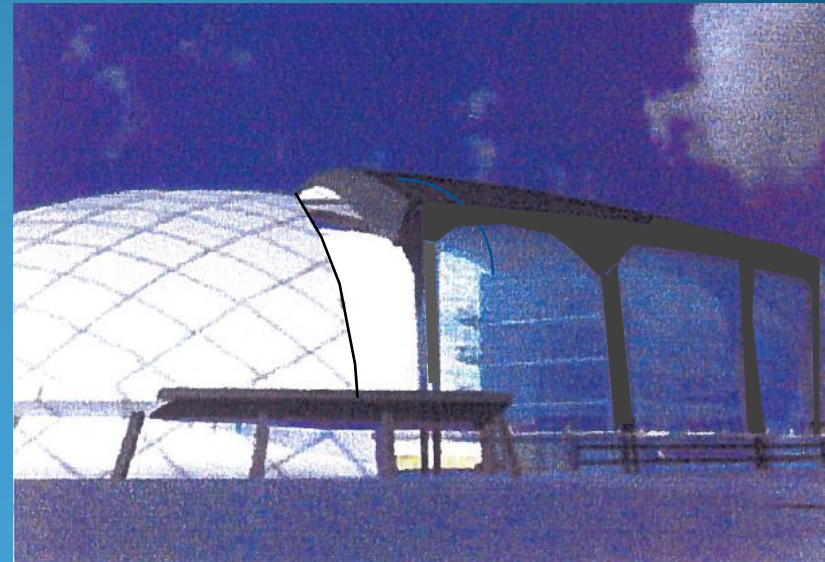
- Re-Use Arena (hotel & / or flexible Open Space)
- Mixed Use Development
- Extend Wylie & Webster Avenues
- Retain Lemieux Place
- Housing & Crawford Overlook
- Structured Parking
- Minimized Adverse Effect



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

Relative Assessment Workshop

Interested Parties' Responsibility

- Collaborative
- Cooperative
- Objective

...there is a need to consider:

Design, Planning & Sustainability

- Compatible with community assets
- Harmony with the surrounding community
- Community fabric that pre-dated the Arena
- Urban design
- Green (environmental & economic sustainability)
- Effect on Historic Resources

Community Cohesion & Connectivity

- Physical & visual barriers between Hill & City
- Pedestrian and transit connections
- Consol Energy Center)

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Questions & Comments?

