

Lower Hill (Mellon Arena) Redevelopment

Interested Parties
Meeting #7
(June 09, 2010)



Lower Hill (Mellon Arena) Redevelopment

INTRODUCTIONS

AGENDA

- Meeting # 6 Minutes
- Presentations
 - Historic Hill Institute
 - Five Mile Development
- Draft Effects Report
- Draft Options Report
- Mitigation Measures

IP Meeting # 6 Minutes

Meeting # 6 Minutes

- Shared Economic Assumptions
- Met on Economic Analysis Issues
- Option 3 Arena ReUse Refinements
 - “Refinement Notes” in Options Report
 - Greater Development Density
 - Hotel Removal / Relocation
 - Public Park within Arena

Presentations

Historic Hill Institute

Five Mile Development

Draft Effects Report

Effects Summary:

Option 1 - Do Nothing..... (No Effect)

Option 3 - Arena ReUse..... (Adverse Effect)*

Option 5 – Arena Demo..... (Adverse Effect)

Draft Options Report

Summary Findings

- Continued use of Arena as multi-purpose Arena is not feasible (Options 2 & 4)
- Option 1 “Do Nothing” is not feasible
- Adverse Effect is unavoidable
- Mitigation of Adverse Effect required

Draft Options Report

Summary Findings

Option 3 Refinements:

- Increased density
- Hotel removal / relocation
- Flexible public open space

Draft Options Report

Summary Findings

Option 5 is Preferred:

- Street Grid
- Urban Blocks & Parking throughout
- Site Gradients & ADA Compliance
- Higher Public Economic Benefit
- Urban Blocks & Marketability
- Unencumbered development Site

Mitigation

PROPOSED MEASURES TO MITIGATE UNAVOIDABLE ADVERSE EFFECT

Proposed Mitigation Measures	Option 3	Option 5	Comments
1 - HABS/HAER recordation	✓	✓	
2 - Selective salvage by Heinz History Center	✓	✓	
3 - Interpretive display on history of Lower Hill & Civic Arena construction	✓	✓	
4 - Historical markers of Lower Hill landmarks predating the Arena	✓	✓	
5 - Arena materials for reuse in other buildings and public art	✓	✓	
6 - Select Arena building elements for relocation	✓	✓	
7 - Reuse of historic street names for new development	✓	✓	
8 - Photo documentation (Gigapan) of Arena deconstruction		✓	
9 - Permanent display of Arena skyline element from various vantage points		✓	
10 - Street & sidewalk markings of Arena footprint arc outline		✓	
11 - Sidewalk imprints within arc footprint commemorating key Arena events		✓	
12 - Construct fountain with design elements influenced by Arena		✓	
13 - Conduct oral history interviews of Hill residents Civic Arena officials	✓	✓	
14 - Other			

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Questions & Comments?

