

# PNC Park

Location: Allegheny County Pittsburgh

Size: 14.7 Acres

Features: Flat land, riverfront Location

Owner: Sports and Exhibition Authority of Pittsburgh and Allegheny County

Current Use: Stadium

Past Use: Mixed commercial and residential

Contaminants: Petrochemicals

Total construction cost: 216 million dollars

## Site Timeline

1910s: Area used for freight storehouses and riverfront storage

1970s-1990s: Area occupied by Three Rivers Plaza, GE Supply co. among other tenants.

1999: Environmental Site Assessment begins, small amount of petrochemical contamination found

April 1999: Ground broken

March 2001: First game played

*Note\* Images are courtesy of Sports and Exhibition Authority of Pittsburgh and Allegheny County(SEA) as well as the University of Pittsburgh Digital Library's Historic Pittsburgh Collection*

## History

PNC Park sits on land that began as wetlands formed by the confluence of the Allegheny and Monongahela Rivers. During Pittsburgh's period of industrial growth, these wetlands were progressively converted for industrial use. Previous tenants have included coal gasification plants, railroad yards and steel mills.



Historical Site of PNC Park from the Report of the Flood commission of Pittsburgh, Pennsylvania in 1912

## Topography



View of PNC Park from the Allegheny River

PNC Park stands on the banks of the Ohio River in the Northside neighborhood of Pittsburgh. It occupies 14.7 acres of riverfront real estate north of the Three Rivers Park Walkway. PNC Park sits between the

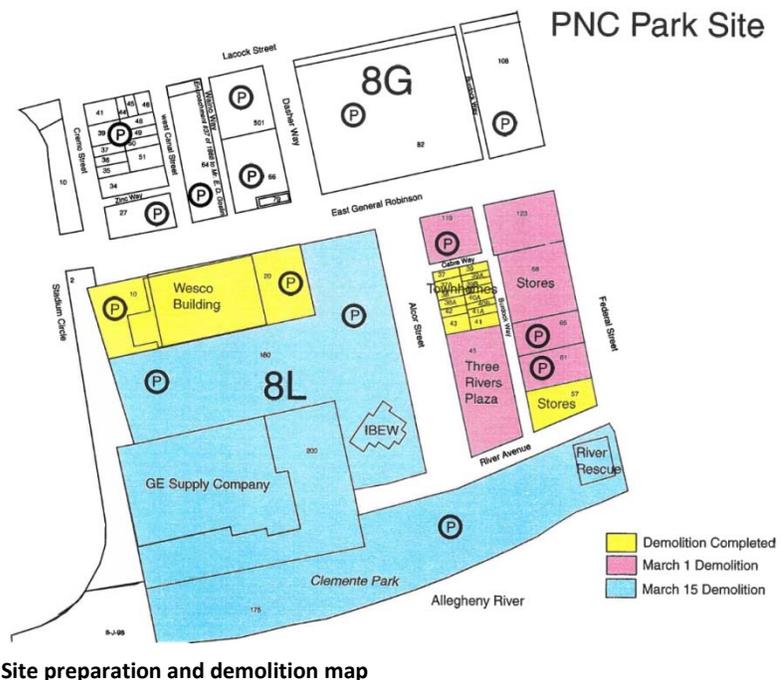
Fort Duquesne Bridge and the Roberto Clemente Bridge. It is a short walk away from Heinz Field and the Andy Warhol Museum. The former site of the Three Rivers Stadium which stood between PNC Park and PNC Park now serves as a parking lot for both stadiums.

## Site Assembly and Control

The current site of PNC Park was previously owned by more than 30 different entities. Previous tenants included a GE Supply Company building, a building owned by Wesco and several town homes and stores. These properties were all purchased and assembled prior to construction by SEA.

## Environmental Problems

There was a minor amount of petrochemical contamination detected during the 1999 assessment; the contaminated soil was cleaned up in accordance with the guidelines of the Pennsylvania Department of Environmental Protection.



Site preparation and demolition map

## Social/Community Infrastructure

PNC Park is home to the Pittsburgh Pirates, a storied MLB franchise. The Northshore neighborhood is also home to Heinz Field and the Steelers, as well as the Rivers Casino. Northshore has seen rapid development in the past few years. The area is predominantly commercial, and the Pittsburgh municipal government has ambitions to make it a major shopping and entertainment center. The new rail extension being built nearby will bring more people to enjoy this area.

## Physical Infrastructure

As part of Pittsburgh's North Shore Connector project, a light rail extension will be built to provide an alternate way to get to the North Shore area from the city. Allegheny Station will serve to help commuters from Downtown Pittsburgh to PNC Park and PNC Park. This will help ease traffic congestion that has plagued the area. The projected cost of the entire new rail line is 550 million dollars.



Pittsburgh Port Authority Map of the North Shore Connector Project

## Costs and Financing

On July 9, 1998 the Allegheny Regional Asset District board approved a plan to construct PNC Park, PNC Park and the David L. Lawrence convention center. \$228 million was allotted for PNC Park. The Pirates who will be playing at PNC Park pledged 76.5 million dollars towards construction and promised to stay a Pittsburgh team until 2031. PNC Financial Services purchased the naming rights to the stadium in August of 1998, agreeing to pay the Pirates 2 million dollars a year through 2020. The total cost of PNC Park was \$216 million.

## Current Status



View from inside PNC Park looking South East

PNC Park has been praised by fans and critics alike, ESPN ranked PNC Park as the best stadium in baseball in 2001. Recently ABC News ranked PNC Park as one of the top seven baseball stadiums in the country. Seats at the stadium continue to be affordable and PNC Park is one of only a few stadiums to allow guests to bring their own food.

Case study prepared by Zhe Zhuang, June 2010