

# Meeting Between Millbay Partners

Date: 17Jan'06

## Millbay: Options for Arena Location

(notes refer to diagrams 'Millbay City Boulevard, Options 1-6, 9/04 ECf)

### Option1 (Retail Destination):

- Arena on site D4 as in Millbay Action Plan by LDA.
- Not contributing to life / activity at the heart of new Millbay (ie not on the waterfront or the boulevard).
- Prominent on Martin St / Millbay Rd, but mainly to ferryport traffic.
- Arena box requires significant architectural treatment on 3 blank upper sides.
- Insufficient retail or leisure uses here to activate street level frontages (c/w waterfront or boulevard locations).
- Gives up potential site value (residential/business) which would contribute to wider Millbay aspirations (eg public realm, affordable housing).
- Site available now, subject to agreement of EP/SWRDA/ECf.
- Potential back-of-house links with adjacent Palace Theatre.
- Required parking (500 spaces?) would need to be on 2 underground levels at high cost, if on site D4.
- Entrance foyer towards Millbay, is at furthest extent from Palace Theatre foyer on Union Street, inhibiting potential synergy.

### Option 2 (Arena Destination):

- Arena on site C1, on waterfront at heart of Millbay, and on new Boulevard.
- Acts as attractor for movement and activity from city centre to Millbay.
- Visually prominent site with foyer overlooking water, an exciting landmark.
- Arena box requires significant architectural treatment on 3 side elevations.
- Leisure uses at street level activate the heart of Millbay, in focal location.
- Gives up potential site value at upper levels (residential/hotel?) which would contribute to wider Millbay aspirations (eg public realm, affordable housing).
- Site available now, subject to agreement of EP/SWRDA/ECf.
- Back-of-house functions (trucks etc) difficult to screen on island site.
- Parking either underground on C1 (very expensive), or at some distance on F2 or existing Western Approach MSCP.
- Foyer at street level has excellent synergy with leisure uses, mutual benefits.

### Option 3 (Waterfront Hotel):

- Arena on site F1, prominent both on Boulevard and on Martin St/Millbay Rd routes into/out of Millbay, and links both.
- Activates a potential public space back from the waterfront, and is an attractor for movement from the city centre into Millbay.
- Arena box elevations (2 blank sides) easier to handle within close urban grain, with eye distracted to active frontages below.
- Leisure uses at street level will activate boulevard, with perhaps neighbourhood food store on Millbay Rd frontage.
- Site needs to be acquired from multiple ownerships by PCC at unknown cost.

- Potential CPO conflict and cost of relocation of existing uses, long timescale.
- Back-of-house functions can be screened on NE side, opposite MSCP.
- Parking either directly adjacent in new MSCP for Millbay, or at acceptable distance from existing Western Approach MSCP.
- Prominent arena foyer gives focus to urban space and great views out.

**Option 4 (Landmark Arena):**

- Arena on Ballard House site C4, a landmark destination at end of Boulevard and at the heart of new Millbay.
- Life and activity on the waterfront benefits from the Arena conveniently just above quayside.
- Topography allows multiple access levels, from West Hoe Rd, lane between C3 and C4, and up from Boulevard and East Quay.
- Arena box blank elevations require significant architectural treatment, and visible from a distance.
- Active frontages available and attractive to leisure/retail uses on 3 sides, but south side may be too prominent for back-of-house functions.
- Site needs to be acquired from Epic at >£15M possibly by CPO. Long lease to SWW (more than 10 years left) has considerable value to owner.
- Long timescale due to likely resistance from existing owner, due to high potential value for residential development.
- Back-of-house functions easily accessed from West Hoe Road.
- Gives up potential for superb residential development at heart of Millbay, with potential to make significant S106 contribution to wider Millbay aspirations.

**Option 5 (Waterfront Residential):**

- Arena on site E4, on new land reclaimed from highways at Boulevard junction with Western Approach and Union Street.
- Located at the heart of an existing busy leisure location, with potential to elevate and transform the 'loose' character of the area.
- Landmark building opportunity at the gateway to the Boulevard and Millbay; potential to structure and mould a new city space and focus of movement.
- Arena box blank frontages at upper levels require architectural distinction, and visible from long views, a landmark opportunity.
- Leisure uses at street level fit well with arena foyer, with active frontages.
- No site cost, since largely created from highways land in public ownership.
- Site available as soon as junction is re-structured, ie technical issues only.
- Back-of-house functions can be screened in service area shared with adjacent New Continental Hotel.
- Parking available already in existing Western Approach MSCP.
- Gives up opportunity for residential tower on site as an alternative landmark, and high value generator for PCC.

**Option 6 (Waterfront Offices):**

- As Option 3, but with Offices on key waterfront site C1 in front of Arena.

**Option 3A:**

- As Options 3 and 6, but with both Residential and Hotel on key waterfront site C1 in front of Arena, in layered mixed-use block.

NB: all above Options based on new Arena. Alternative currently under discussion is based on reconstruction around existing arena drum on Pavilions site, so effectively mid-way between Options 3/6 and Option 5.