

PROCESS: FROM SURVEY RESULTS to ELEMENTS OF A PURPOSE & NEED STATEMENT

Basic Criteria	How You Interpret this Criteria
Affordability	Avoid displacements / Residential & economic opportunities / Market driven plan / Mix of income levels / Reuse of Arena / Best use of funds / Cost effective / Generate taxable development / HD residents get tax breaks / Affordable recreational reuse / Expand redevelopment into Duquesne & HD / Feasible & reasonable reuse
Compatible with Planning Principles	Who's planning / Adhere to City plan / Benefit whole community not select neighborhoods / Long range plans / Include public amenities / Sensible & cohesive plan / CBA / Preservation / Preservation consistency with redevelopment
Community Cohesion	HD Resident groups are cohesive / Opportunities for all / Key to successful plan / Redevelopment should serve entire community / Common goals / Mesh with HD master plan / No barriers between HD and Lower Hill / Blend with surrounding neighborhoods / Emotional issue / Save energy, money & jobs / Important, but not a key criteria / Reuse of Arena as a magnet to bring community together / An integral part of the CBA
Connectivity	Remove barriers between HD & CBD / Establish historic street grid / Obtain neighborhood input / HD is isolated / Creative reuse of Arena will connect HD with CBD / Encourage pedestrian & transit connections / Crosstown Blvd is a major barrier / Reuse to keep Penguin theme / Key issue
Community Interaction	Improved communication is key / Community engagement / Process must remain pure / Process should be open & public / Growth / Involves HD residents / Access to Benefits / Community should be informed & involved / Opposed to evaluating current conditions / People friendly development / Community input to promote public benefits / Involve all entities / Public Reuse of Arena will connect redevelopment with HD / An integral part of the CBA
Economic Development	Penguins should share revenues / Should benefit all community members / Maximize economic impact through tax revenue and jobs / Benefit to entire area / Reuse Arena as centerpiece to redevelopment / Prosperity / Reuse as tourist attraction / Revitalize community / Reasonable expectation for funding / Economic development benefits / Highest & best use / Community & City asset and not market driven / Job growth / Economic viability / Mixed use development / Affordability
Enhancement	Will happen automatically / Maximize benefits / Preserve Arena as a Pgh icon / Keep the best of existing resources / Arena reuse will enhance neighborhood & City / Promotes opportunities / Integrated physically compatible upper and lower HD / Highest & best use / Eliminate surface parking / Arena reuse & adding to it / Beautification / Make a nicer part of town / Goal of planning
Preservation	Arena destroyed HD vitality / Lacks community support / Creative reuse / Maintain Pgh heritage / Arena preservation / Urban design / Neighborhood pride factor / Preserving neighborhoods / Pre-arena HD asset considerations / Arena is a local landmark / Preserve Arena and memories / Arena remnants should be preserved
Social Services Accessibility	Needed by HD / Focus of revitalization / Opportunities exist within community / ADA accessibility / Subsidized for HD residents / Include with employment & residential / Affordable to most / Benefits the community / Benefit those who are most in need
Sustainability	Target mixed income levels to avoid displacements / Sustain itself over the long-term without subsidy / Arena reuse is a Green alternative / Integrated design / Reuse unless inefficient in terms of cost, energy use and waste / Same as compatibility with planning principles / LEED-Green bldgs & green spaces / Long-term benefits to HD / Reuse as water-based amusement park / Economic development by engaging varied perspectives / Moderately important / Sustainable goals of competing facility – new arena
Other (specify)	Residents need regular process updates / Area beautification / Improve Traffic / Minimize environmental impact on community / Green, clean & drug free environment / Established legal obligations among parties / Access to development information from Penguins

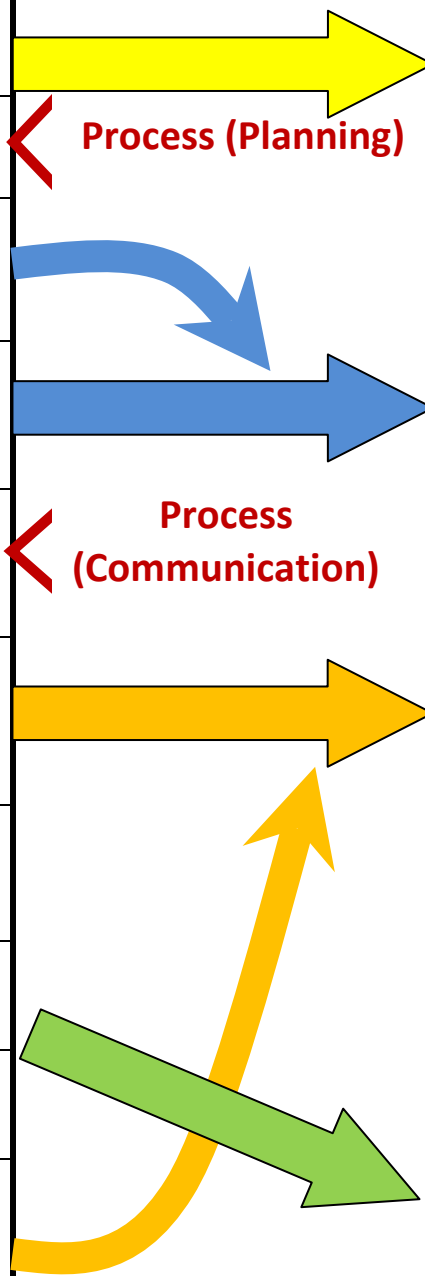
ELEMENTS OF STATEMENT

Affordability: The alternative redevelopment option should be feasible & reasonable, market-driven, and cost-effective.

Community Cohesion & Connectivity: The alternative redevelopment option should remove or minimize physical and visual barriers separating the HD from the CBD, encourage pedestrian and transit connections, and blend harmoniously with the surrounding community in a manner reflective of the community fabric that pre-dated the Arena.

Economic Development & Sustainability: The alternative redevelopment option should maximize economic benefit by providing employment & housing opportunities, generate tax revenue, be a self-sustaining asset to the community and City that is not in economic competition with the Consol Energy Center.

Preservation: The alternative redevelopment option should consider creative preservation approaches that build upon the Arena as a City heritage landmark and urban design element or as preserved remnants for public display.



ADA: Americans with Disabilities Act, CBA: Community Benefits Agreement, CBD: Downtown Central Business District, HD: Hill District, LEED: Leadership in energy & Environmental Design