



Craig Dunham, *SVP, Development, Pittsburgh Penguins
Pittsburgh Arena Real Estate Redevelopment LP (PAR)*
PPG Paints Arena
1001 Fifth Avenue
Pittsburgh, PA 15219

May 18, 2023

Dear Craig,

Please be advised that this decision was made in March of 2023; we appreciate your patience as we developed this formal communication.

On behalf of the Development Review Panel (DRP), serving as the Hill District's unified community review body, we thank you for coming before us to present the Preliminary Land Development Plan for the Lower Hill Development. We note, with significant concern, that the PLDP was submitted and passed the City Planning Commission without satisfying the community's needs outlined below. As you know, the DRP is most impactful and effective prior to approvals so that the Hill District community can genuinely influence plans, discussions and developments. By coming to the DRP after already seeking the Planning Commission's approval, there is little room left to protect the interests of the community in an authentic manner, especially at the impact and scale of a PLDP. The issues that we discussed at the DAM and during your presentation have largely remained unaddressed.

The Development Review Panel is not intended to conceal poor community engagement practices, and as such we have opted to not advance the PLDP to a broader community meeting. It is our strong and collective belief that the Pittsburgh Penguins simply did not have any intention of weighing and considering the actual voices of Hill District residents broadly and those of the DRP members more specifically. These issues brought forth remain a concern of the DRP:

- The Penguins failed to **"formally attach" the CCIP** to the PLDP.
- The Penguins have publicly stated that they intend to **move the Curtain Call** but have resisted any community engagement on this decision, which was requested by Councilman Lavelle, the Hill CDC, and others. In the documents presented, the PLDP already anticipated a move of the Curtain Call.

- The **privatization of greenspace** between Blocks G and F without proper discussion and disclosures with the Hill District community is untenable. Privatization may create a multitude of access and safety issues that have not been properly vetted.
- The request for **Inclusionary Zoning** to ensure affordable housing and business space has been ignored. There has been no response from any of your colleagues to this crucial community need.
- PAR has not once addressed **building height** concerns from our community.
- There was no formal response to the community's request to provide your **environmental impact studies** of the large-scale parking garage on Hill District residents. There are health, livability and environmental concerns that we believe have not been addressed sufficiently.

All factors considered, the DRP has opted to only continue the dialogue with PAR on the topic of the PLDP **if** the Pittsburgh Penguins (PAR) are willing to directly address the above community-identified issues, which have been on public record at least since the October 17, 2022 Development Activities Meeting.

The DRP collectively believes the Pittsburgh Penguins have disrespected the Development Review Panel and its role, thus discarding the value of community knowledge and expertise at nearly every turn. Passing the DRP is not to be treated as an inconvenient formality, but as a real process that ensures community voices can be properly incorporated into any development. The Penguins prevented the DRP's opportunity to do so when it completed its PLDP revisions at the City Planning Commission level prior to completing the established DRP process.

If you would like to work together with the DRP to address these concerns, feel free to relay that request to us in writing with some degree of specificity. Please consider this our formal and final communication on your submission unless or until you respond as outlined above.

Sincerely,

Member Organizations of the DRP
(Organizations Noted on Letter Head)