

ANNEX 8 Long-List Appraisal

Option	Pros	Cons
A. Do nothing (the 'as is' option).	No cost to the Council.	<p>Does not resolve the current situation with York City FC.</p> <p>Does not resolve any of the current problems with both Bootham Crescent and Huntington Stadium as venues for professional sport.</p> <p>Does not enable the new stadium development to help address market gaps for certain facilities (e.g., new sports pitches, health / education hotel with conference centre, etc.).</p>
B. Basic football stadium plus limited range of community facilities.	<p>In addition to a new athletics facility, there appears to be a market need for outdoor sports pitches, including synthetic provision for football, hockey, netball, touch rugby, etc.</p> <p>Lower cost option than Options 3, 4, 5, and 6.</p> <p>Simple development / partnership arrangements.</p>	<p>Would not maximise the possible economic and community benefits that a larger community stadium could generate.</p> <p>Would most likely require investment in Huntington Stadium (i.e to very similar facilities) so that it better meets the needs of York City Knights and the Athletics Club.</p> <p>Does not enable the new stadium development to help address market gaps for certain facilities (e.g. health / education, hotel with conference centre, etc.).</p> <p>Not cost effective use of resources to create modern stadia facilities for all key partners.</p>
C. Shared football and rugby league stadium plus limited range of community facilities.	In addition to a new athletics facility, there appears to be a market need for outdoor sports pitches, including synthetic provision for football, hockey, netball, touch rugby, etc.	Does not enable the new stadium development to help address market gaps for certain facilities (e.g., health / educational uses, hotel with conference centre, etc.).
D. Shared football and rugby league stadium plus extensive range of community facilities.	<p>Includes community education and health provision, so has a wider community benefit than Options 1, 2 and 3.</p> <p>In addition to a new athletics facility, there appears to be a market need for outdoor sports pitches, including synthetic provision for football, hockey, netball, touch rugby, etc.</p>	<p>Does not enable the new stadium development to help address market gaps for certain facilities (e.g., hotel with conference centre, etc.).</p> <p>More complicated development / partnership arrangements.</p>

	<p>Good potential for external funding and commercial development partnership opportunities.</p>	
<p>E. The same as 'D' but with hotel / conference centre.</p>	<p>There is a clear market gap for a high quality hotel with fit for purpose conference and meeting room facilities (although care needs to be taken to ensure that any new hotel / conference centre at the new Community Stadium complements additional hotel / conference centre development elsewhere in the city (e.g., at the redeveloped Barbican).</p> <p>Initial discussions with a limited selection of UK and international hotel operators suggest operator interest in the hotel (with conference centre) may be relatively high. A hotel could share certain facilities within the stadium (e.g., executive boxes, function rooms, etc.) to create operating synergies.</p> <p>In addition to a new athletics facility, there appears to be a market need for outdoor sports pitches, including synthetic provision for football, hockey, netball, touch rugby, etc.</p> <p>Good potential for external funding and commercial development partnership opportunities.</p>	<p>More complicated development / partnership arrangements</p> <p>Site requirements more complex (limited availability).</p> <p>Major financing requirement due to hotel procurement trends in UK.</p>
<p>F. As 'E' but with a multi-purpose sporting, music and conference / exhibition arena.</p>	<p>An arena would add to the 'destination appeal of the Community Stadium complex, and generate high footfalls on certain days.</p> <p>In addition to a new athletics facility, there appears to be a market need for outdoor sports pitches, including synthetic provision for football, hockey, netball, touch rugby, etc.</p>	<p>The new Leeds Arena will present major competition for a wide variety of events to any new arena in York, including indoor music, sporting and business tourism events.</p> <p>Multi-purpose arenas typically require public sector funding for their capital costs. Given that Yorkshire Forward are likely to provide some grant funding to the Leeds Arena it is highly unlikely that they would be prepared to provide grant funding to any arena in York.</p> <p>May be a conflict with any redevelopment of the Barbican that involves new performance space?</p>

