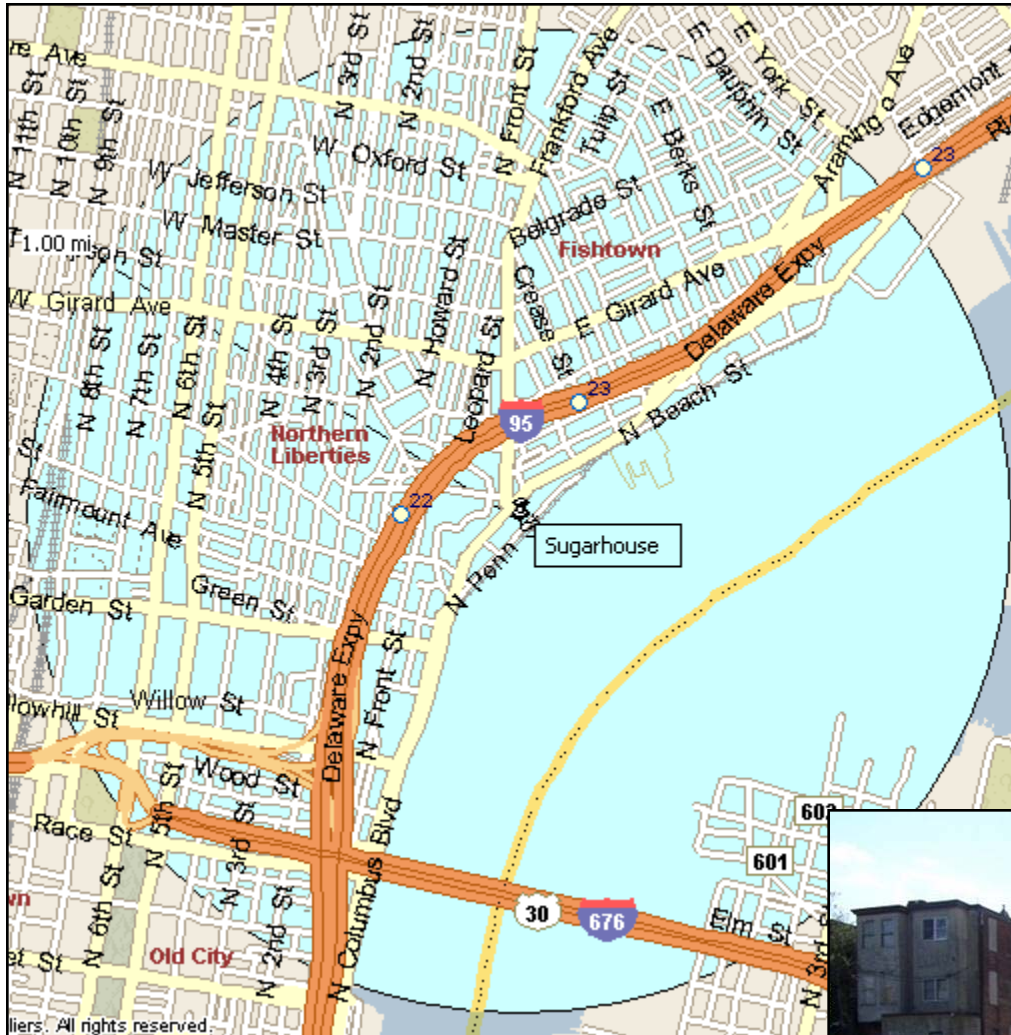


# Impact Zone

# SugarHouse Casino



The circle encloses the area within 1 mile of the Sugarhouse site. Sections of Old City, all of Northern Liberties and most of Fishtown are in this zone.

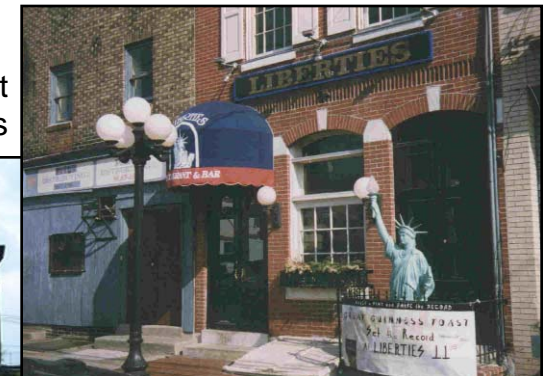
### Affected Neighborhoods

Old City, Fishtown, Kensington, Northern Liberties

*figures are calculated for properties within 1-mile radius*

Residential Properties	7,474
Total Properties	11,825
% Residential Properties	63 %
Housing Sq. Ft.	9,860,000 sf
Population	23,763
Population of King of Prussia, PA	22,493
Distance to Penn Treaty Park	0.2 miles

2nd Street in Northern Liberties



State Senator	Vincent Fumo	215-468-3866
State Representative	Marie Lederer	215-426-6604
City Council	Frank DiCicco	215-686-3458



Common Northern Liberties Community Garden and Rowhouses

# Site SugarHouse Casino

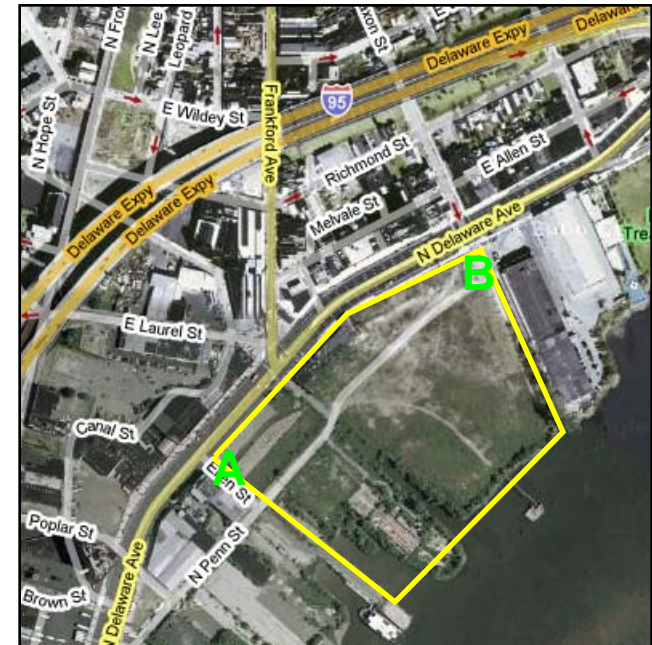


180° panorama composite of photos looking across Delaware Ave from the Sugarhouse site from corner of Ellen Street, the southern end of the site. Chrome nightclub is on the left (South) with the blue awning. On the right extending north behind the current cyclone fence is the site. Point **A** on the inset map below.



360° panorama photo composite looking across Delaware Ave from the Sugarhouse site at Shackamaxon St., its northern edge. The area behind the cyclone fence on the left (South) is the site. N, E, and S represent approximately North, East and South. Point **B** on the inset map below.

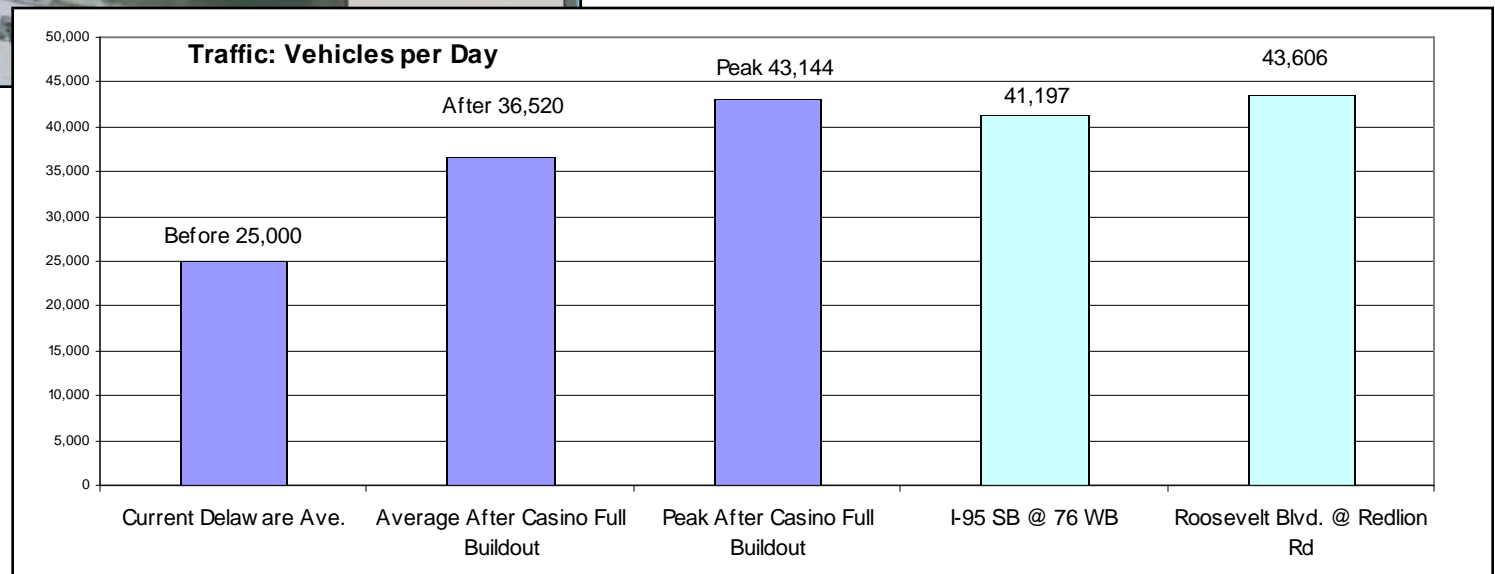
Size	16 acres
Distance to Nearest Residential Street	150 yards





Penn Treaty Park

Traffic generated by the casino would impact Fishtown and Delaware Avenue. Southbound from I-95 would have to travel through Fishtown to get to Sugarhouse. The streets in Fishtown are residential, narrow, and frequently one-way. Site is 0.2 miles from Penn Treaty Park, one of the only riverfront parks in the area and one which must be accessed by crossing Delaware Avenue.





Traffic leaving the the casino for I-95 would travel a significant distance along Delaware Avenue increasing volume on that road by almost 60% according to the local impact study Sugarhouse presented. Additionally, Sugarhouse signage notwithstanding, outgoing traffic bound for I-95 would also head south on Delaware Ave to other access points for I-95.

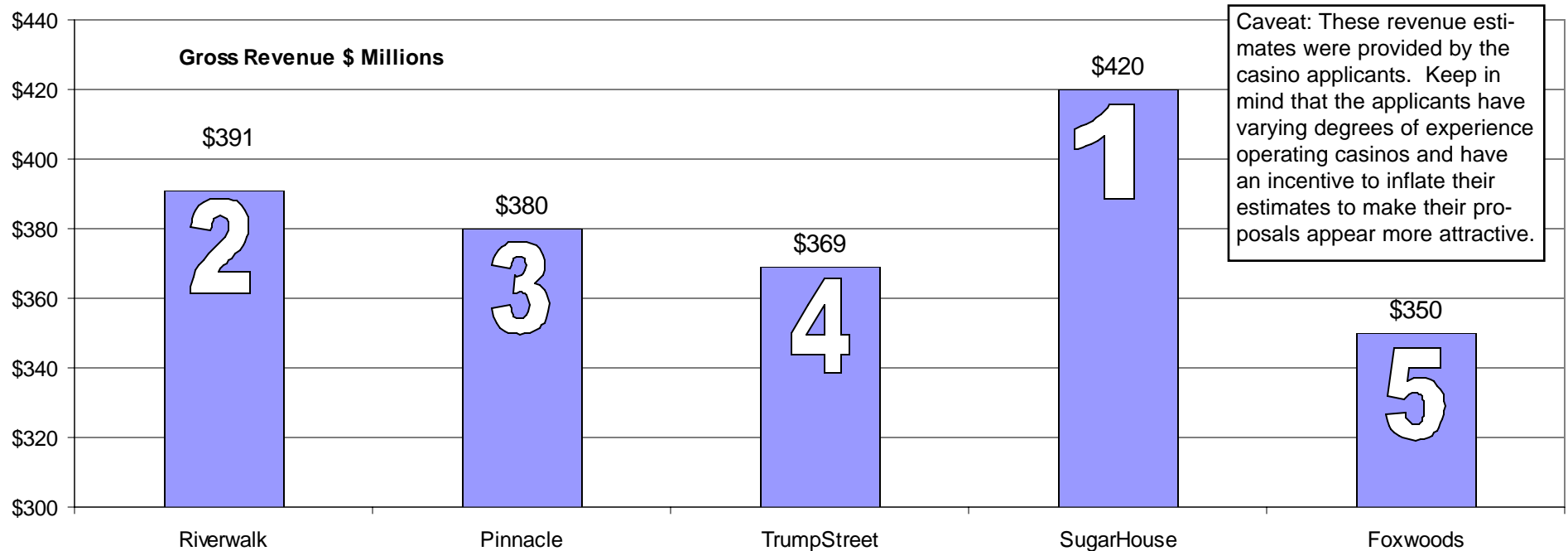
Daily Visitors	18,000
Morey's Piers Wildwood NJ	21,680
Six Flags Jackson NJ	17,900

## Revenues & Costs

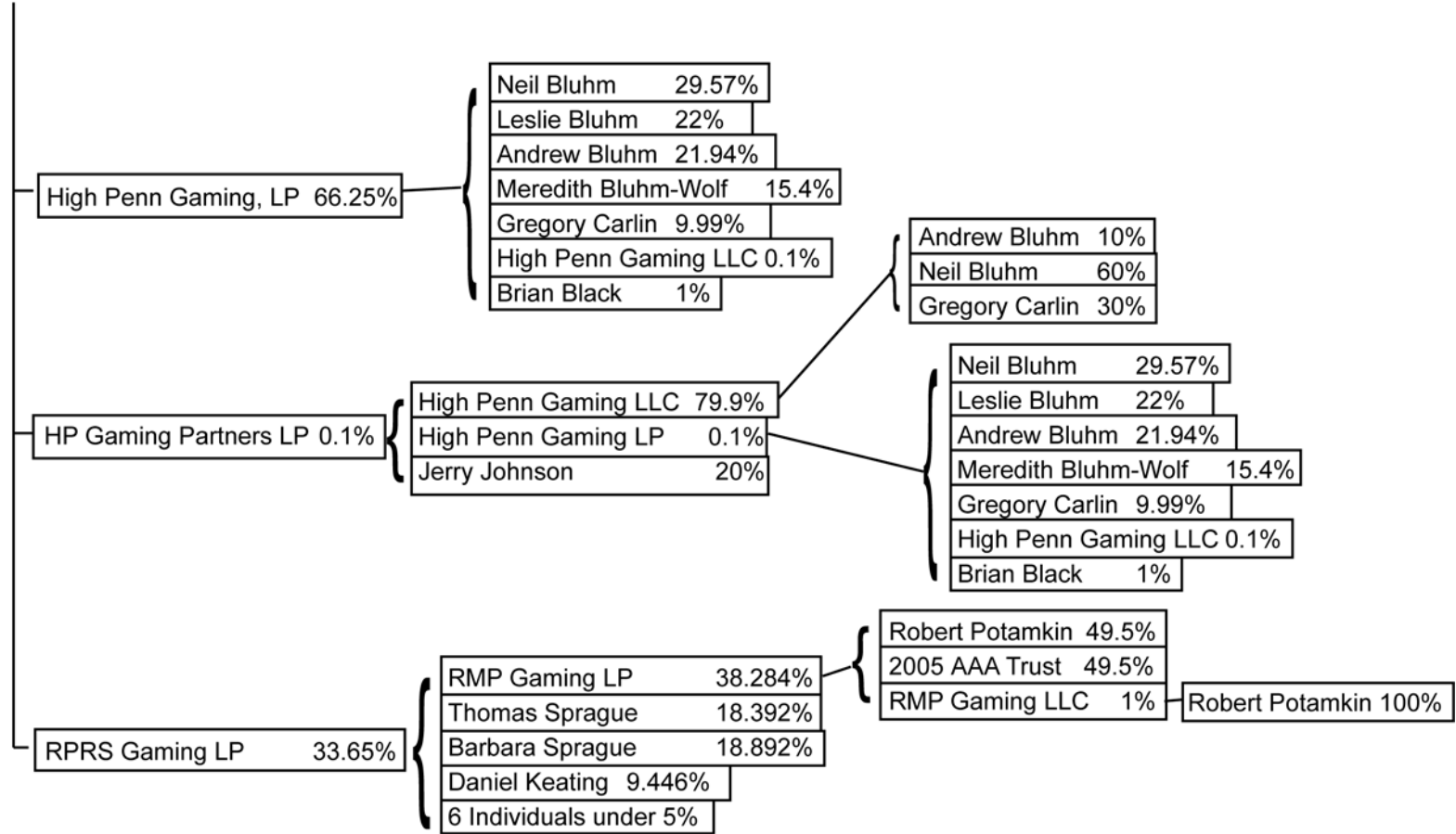
## SugarHouse Casino

Direct Jobs	1,340
Total PA Jobs Added Forecast	Not Given
Gross Revenues	\$ 420 million
City Taxes	\$ 16.8 million
State Taxes	\$ 218.5 million
<hr/>	
Loss to surrounding home values* ( <a href="http://www.hallwatch.org/news/1144090250804">http://www.hallwatch.org/news/1144090250804</a> )*	
Total (1 mile radius)	\$53,968,987
Residential Properties	7,474
Average Loss per Home	\$7,221

\* SugarHouse spokesman John Miller argued that Hallwatch's home value study doesn't stand up to scrutiny. He cited as evidence a report by The Innovation Group that concluded "our belief is that casino development has no adverse impact on the housing market of the host community." ([http://www.pgcb.state.pa.us/lir\\_ioc\\_pitt.HTM](http://www.pgcb.state.pa.us/lir_ioc_pitt.HTM)). The Innovation Group prepared its report as a paid consultant to another casino applicant in Pittsburgh. The UNLV study Hallwatch based its estimate on (<http://www.business.uiuc.edu/orer/V12-1-2.pdf>) was prepared by independent researchers and published in an academic journal.



HSP Gaming LP



# Timeline

# SugarHouse Casino



Initially there would be a temporary casino building of 1500 slots opening Dec. 2007 while the parking garage is being constructed (Fig. A). When the garage is complete work can begin on the permanent casino building (Fig. B).

Initially, the permanent building would not include the 20 story hotel tower. The tower is part of further plans that also expand the slots number to 5000. It would occupy the space to the left of the initial casino (Fig. C).

**Opening Temporary Casino**  
**Opening 3000 Slots Casino**

**December 2007**  
**August 2009**

Access to waterfront promenade (hardscaped) is either through the casino or along the walkway from Shackamaxon street past the parking garage or from Ellen/Penn street around the tower. The walkways and promenade are 30 ft. wide.

Final stage artists aerial rendering. Towers to the left of the glass hotel tower are Waterfront Square condominiums currently under construction.



<b>Building Size (before hotel)</b>	<b>1,040,000 sf</b>	• 6 to 8 Dining Options
Size of Gallery at Market East	1,900,000 sf	• 30,000 sf entertainment venue
Temp. Casino Size	70,000 sf	• Waterfront promenade
Number of Slots Temp. / Initial	1,500 / 3,000	• Day-use boating docks
Parking	3,000 spaces / 8 stories	