



PhiladelphiaPark

CASINO

PENNSYLVANIA GAMING CONTROL BOARD
PHASE I - MASTER PLAN PRESENTATION

NOVEMBER 8, 2007



PARKING COUNT - LOT 1

SPACES WITHIN 600'	1,700
SPACES BEYOND 600'	850
TOTAL SPACES	2,550

PARKING COUNT - LOT 2

SPACES WITHIN 600'	1,100
SPACES BEYOND 600'	1,000
TOTAL SPACES	2,100

PARKING COUNT - LOT 3

SPACES WITHIN 600'	950
SPACES BEYOND 600'	950
TOTAL SPACES	1,900

PROJECT TOTAL PARKING COUNT

SPACES WITHIN 600'	4,120
SPACES BEYOND 600'	2,930
TOTAL SPACES	7,050

(NOT INCLUDING EXISTING TRACK SPACES TOWARD RICHLIEU)

600' RADIUS WALKING DISTANCE

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675' - 0"

TO RICHLIEU RD.

TO MECHANICSVILLE ROAD

APPLEBEE'S ROAD

ROUTE ROAD BEYOND

EXISTING MATURE TREE STAND

ENHANCED ENTRY DRIVE FOR TRACK (AND FUTURE HOTEL DRIVE)

CONVERT ENTRY DRIVE INTO PRIME PARKING SPACES

ENHANCED LANDSCAPING & EASY TURNS FOR TRACK APPROACH

EXISTING MATURE TREE STAND

VALET ACCESS

CASINO VALET LOT 500 SPACES

TRACK VALET LOT 150 SPACES

TRACK DROP OFF

SHUTTLE DROP OFF

OWNERS PARKING LOT

EXISTING MATURE TREE STAND

WIDE, ENHANCED PAVED WALKWAY FOR CARTS & PEDESTRIANS TO CONNECT BETWEEN TRACK & CASINO IN TREE LINED ENVIRONMENT
NOTE: WALK IS 700 FT. LONG

B.O.H. MEZZANINE CENTRAL PLANT ABOVE TWO LEVELS (21,000 S.F.) (8,000 S.F.)

TRUCK DOCK (4 BAYS)

CASINO PHASE I GROUND LEVEL FOOTPRINT

GROUP DROP OFF & PICK UP

PORTE COCHERE

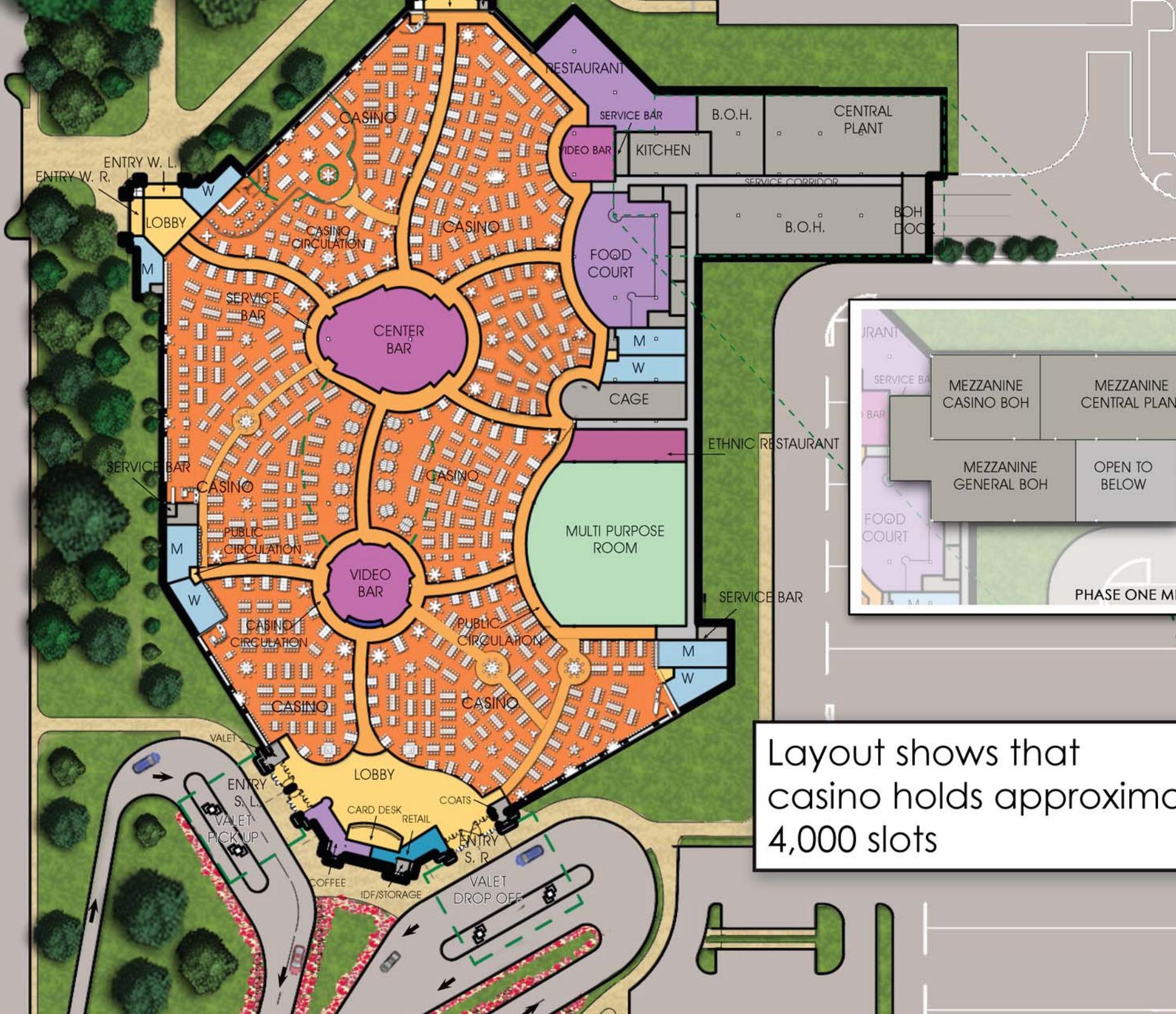
H.C. PARKING LOT

EXISTING MATURE TREE STAND

EXISTING MATURE TREE STAND

LOBBY

PADDOCK



Layout shows that casino holds approximately 4,000 slots

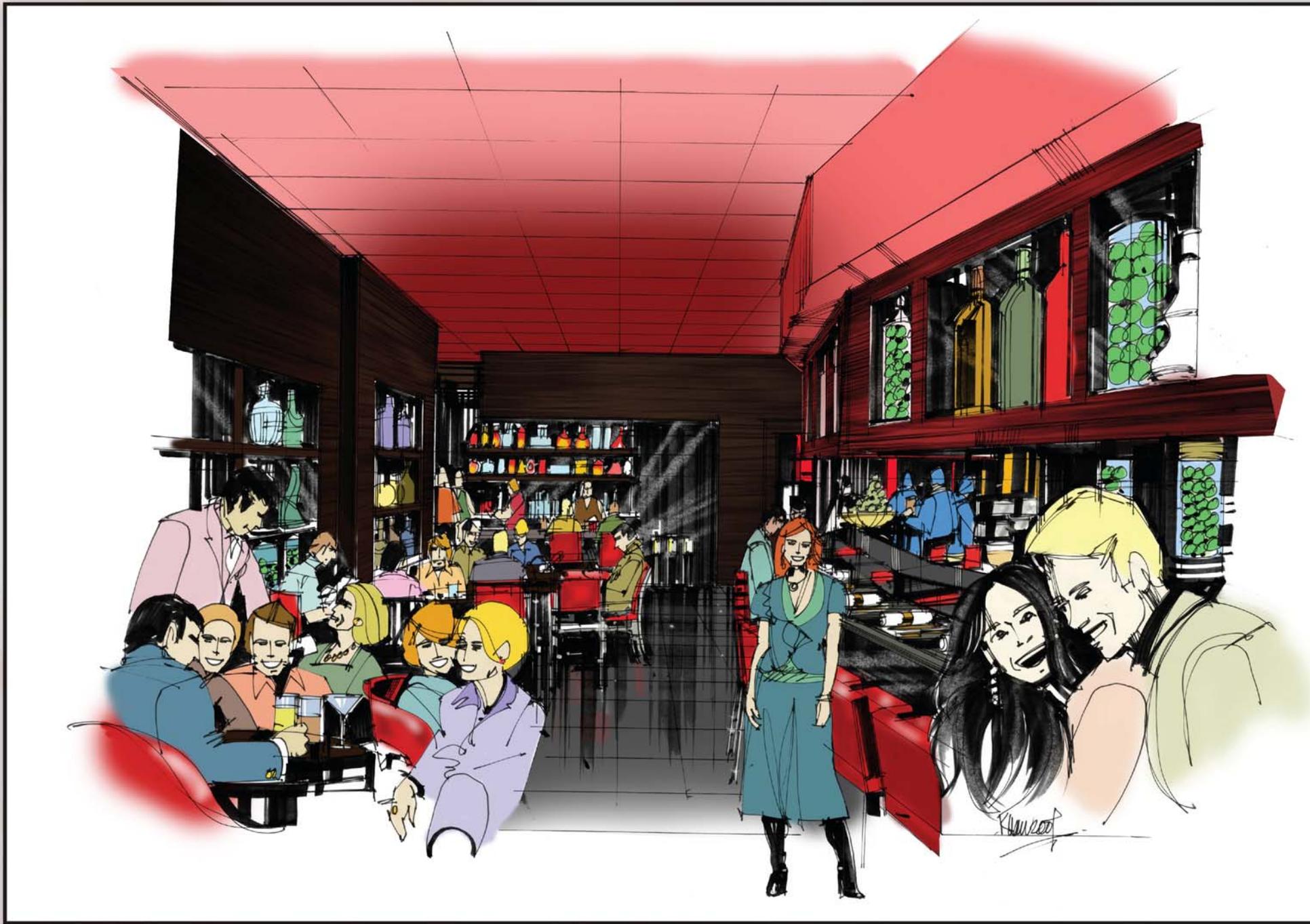




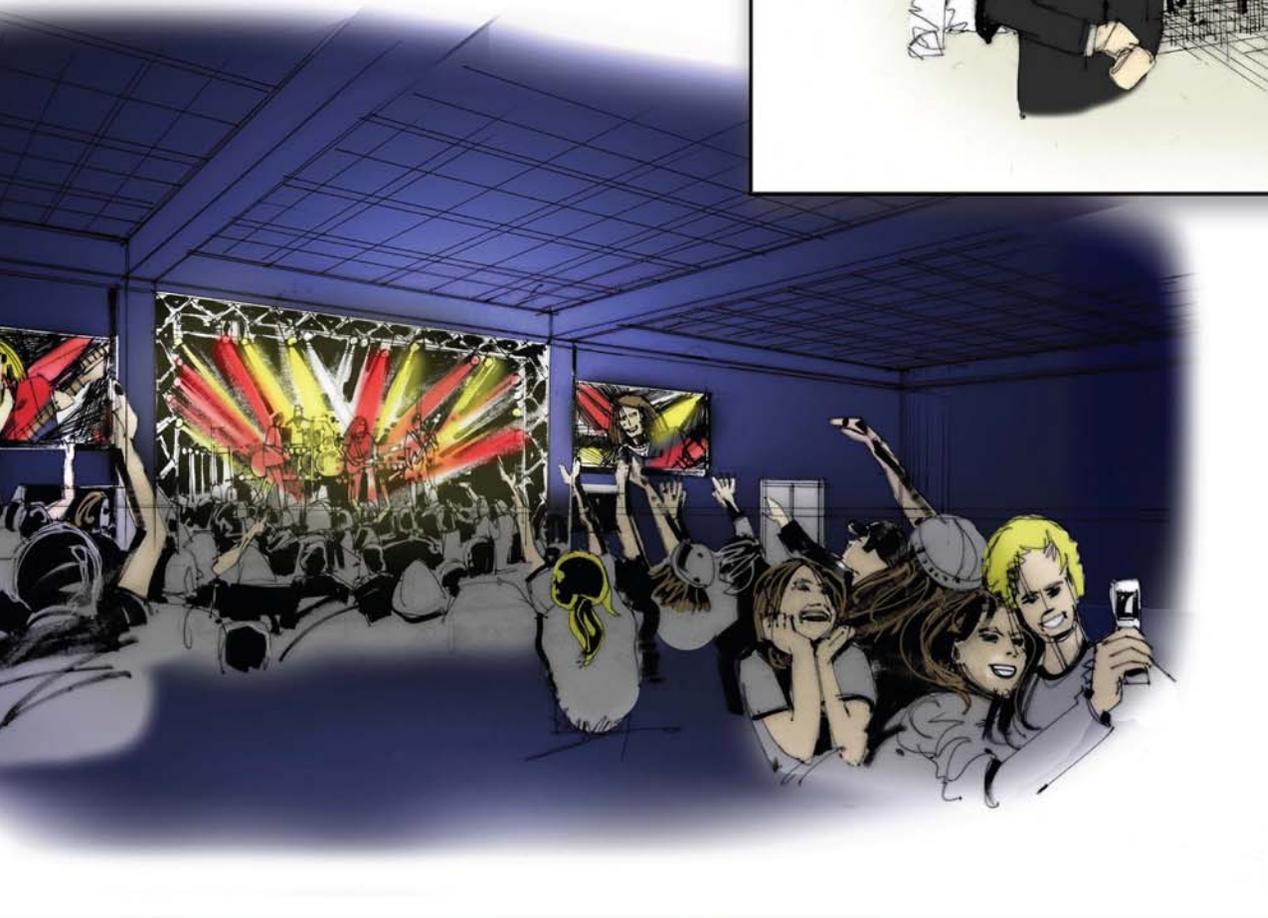
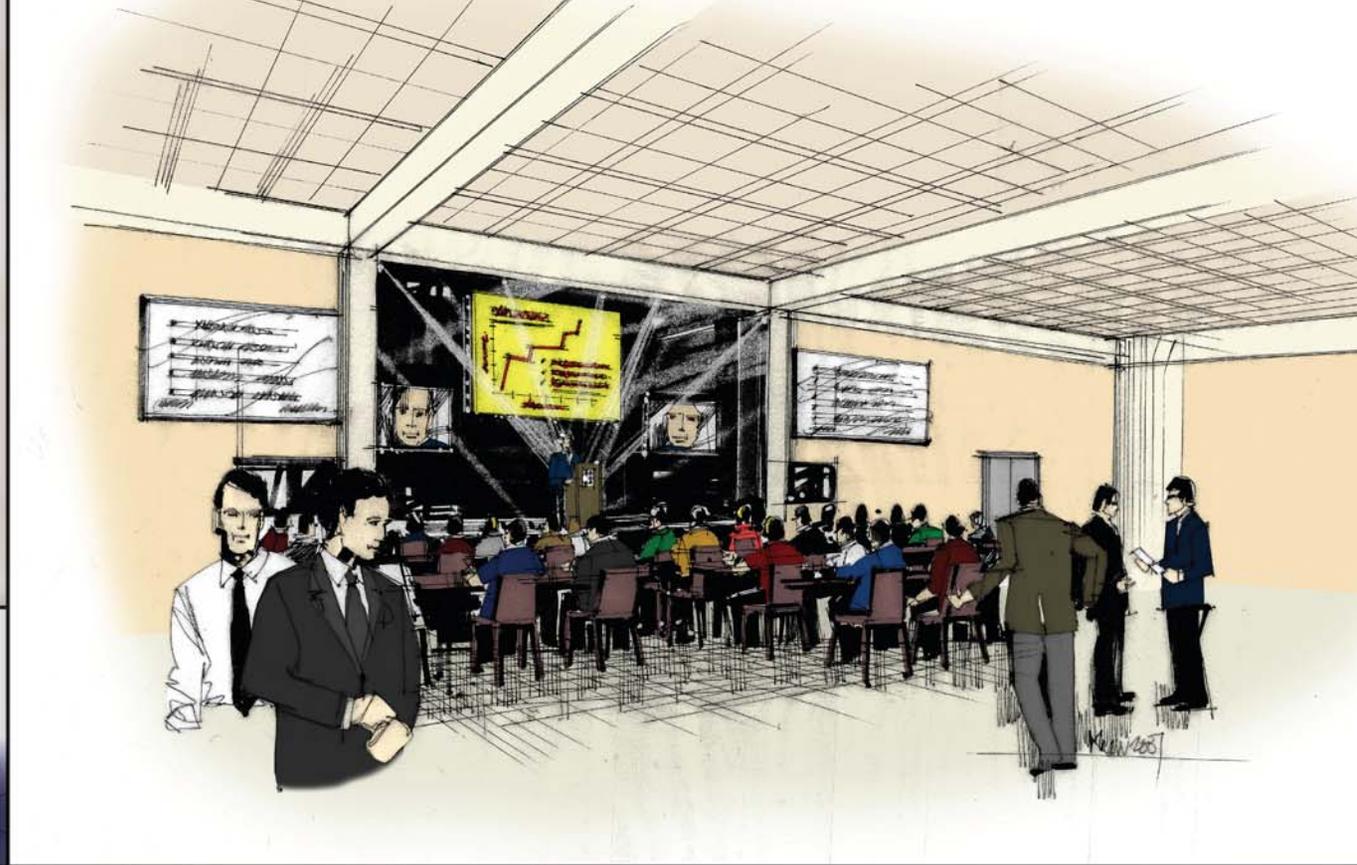










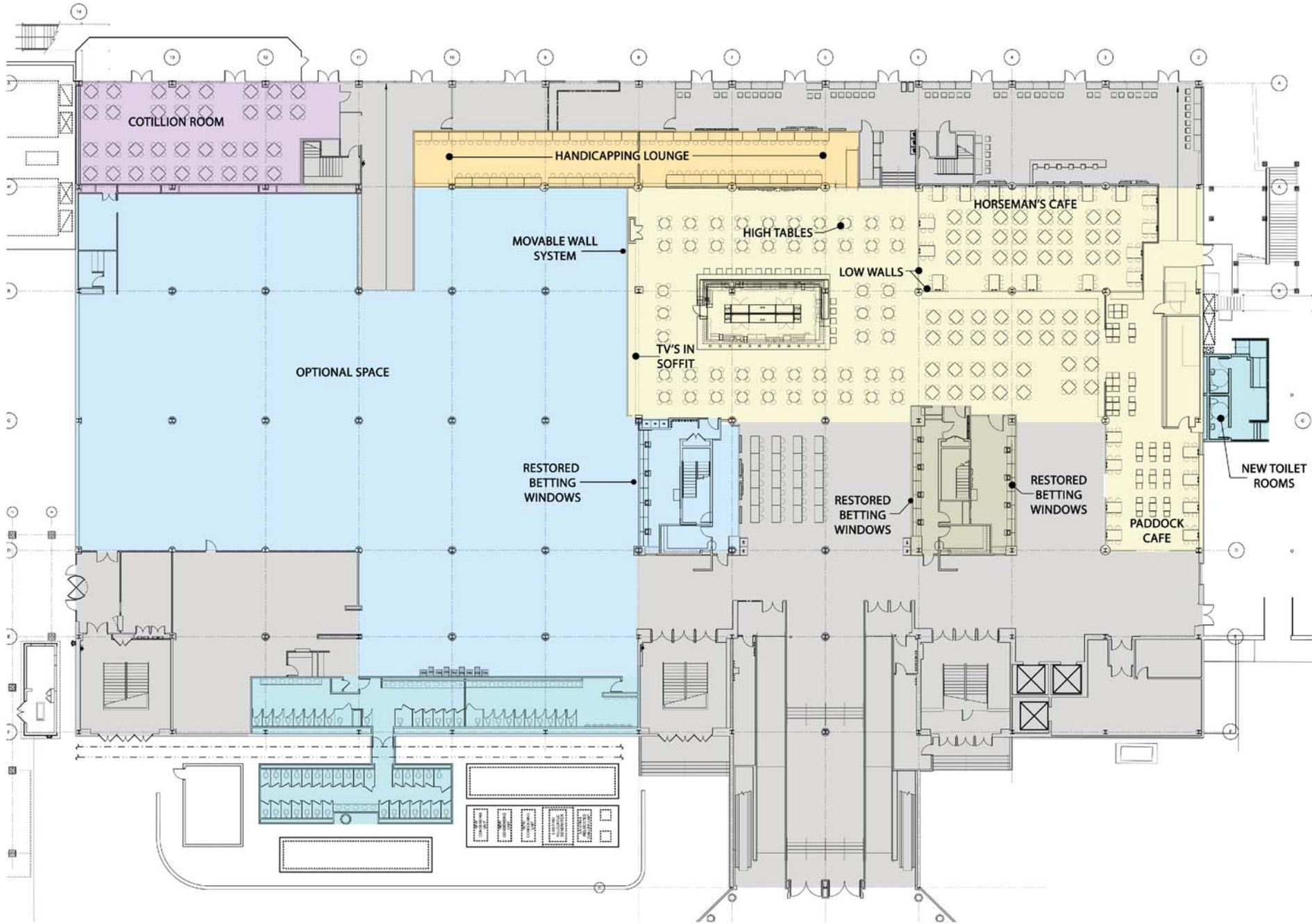


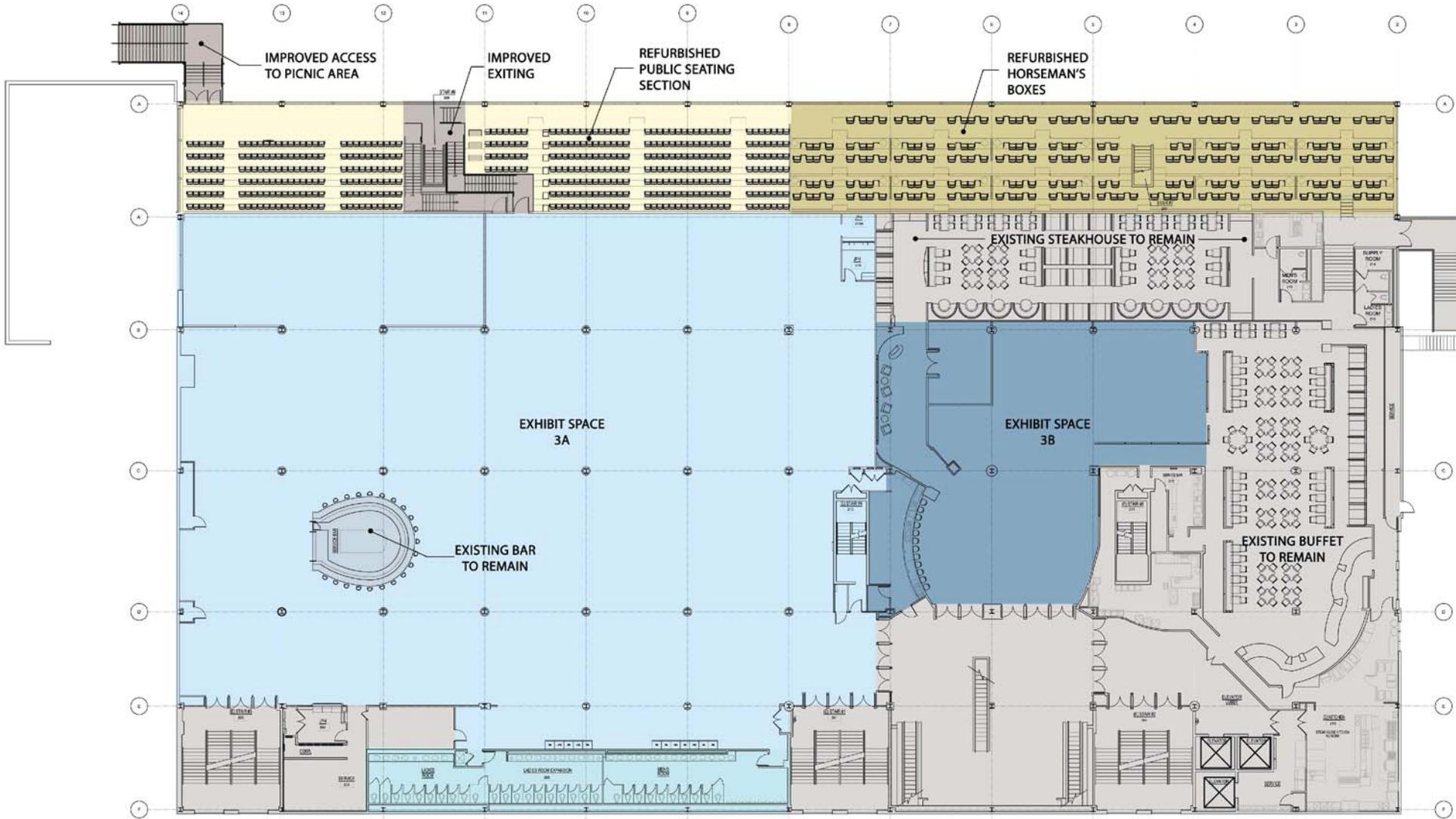
CONVENTION

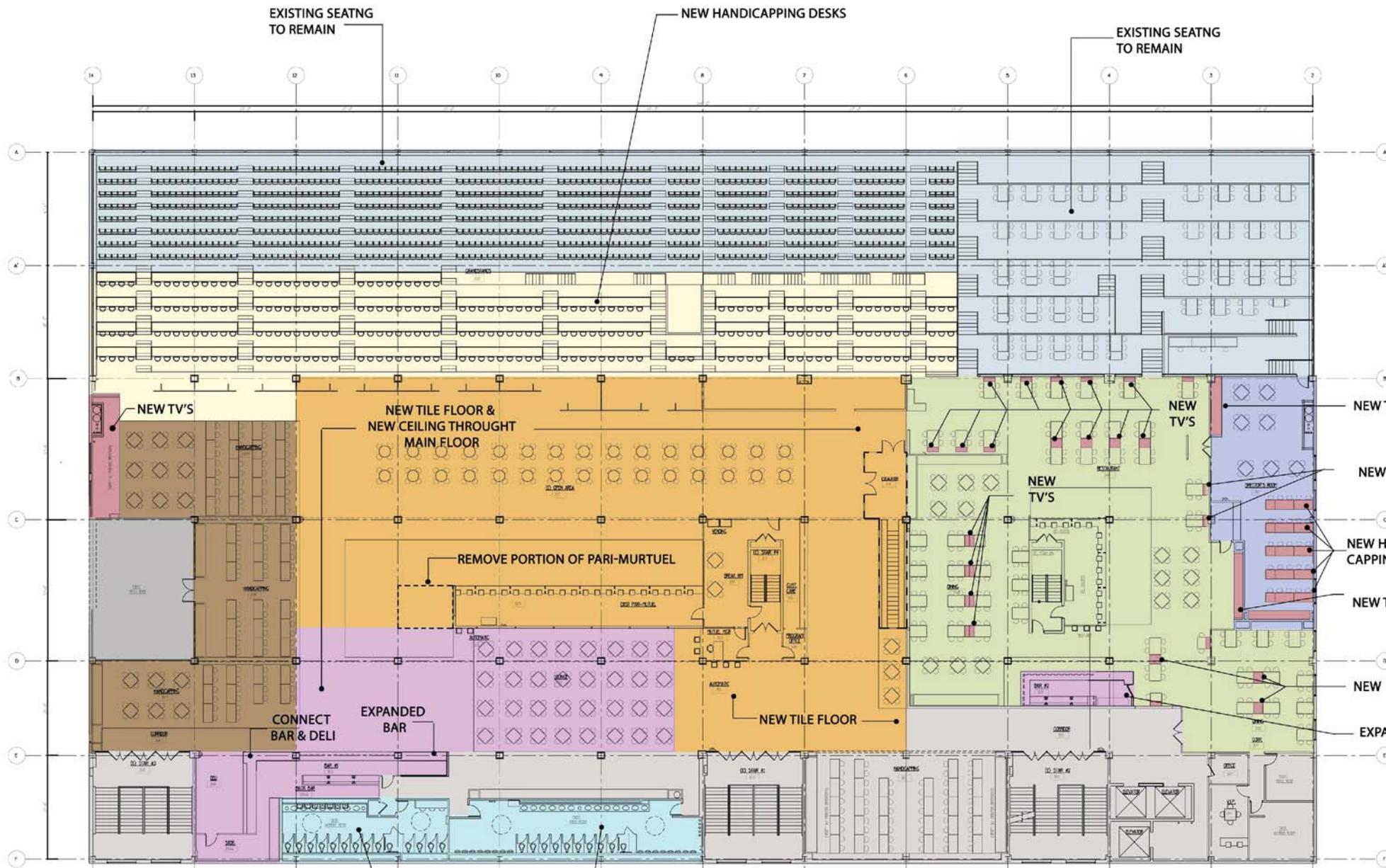


Philadelphia Park
CASINO

Kevin Lee







EXISTING SEATING TO REMAIN

NEW HANDICAPPING DESKS

EXISTING SEATING TO REMAIN

NEW TV'S

NEW TILE FLOOR & NEW CEILING THROUGH MAIN FLOOR

NEW TV'S

NEW T

NEW

REMOVE PORTION OF PARI-MURTUEL

NEW TV'S

NEW HA
CAPPIN

NEW T

CONNECT BAR & DELI

EXPANDED BAR

NEW TILE FLOOR

NEW T

EXPA

NEW FINISHES

1. NEW TILE FLOORS
2. NEW CEILINGS
3. REFINISHED WOOD WORK
4. NEW CARPET IN CARPETED AREAS
5. ALL FURNITURE NEW
6. ALL NEW TV'S

REFURBISHED TOILET ROOMS

PHILADELPHIA PARK PROGRAM

PHASE I CONSTRUCTION	PHASE I SF	PROGRAM COMMENTS
CASINO		
SLOTS - 4,000	120,000	30 SF EACH
CASINO BACK OF HOUSE	15,000	10,000 SF 1ST FLOOR / 5,000 SF 2ND FLOOR
SUBTOTAL	135,000	
FOOD / BEVERAGE / RETAIL		
FOOD COURT - 100 SEATS	6,000	5-6 STATIONS AT 600 SF EACH; SEATS 25 SF EACH W/ ELEVATED ENTERTAINMENT W/ STAGE 15-20 BAR SEATS (80 TOTAL SEATS)
CENTER BAR	6,000	
RETAIL, FOOD & COFFEE BAR	1,600	1 AT 3,000, 1 AT 1,500
1 SHELL RESTAURANT (INCLUDING KITCHEN)	6,800	
ETHNIC RESTAURANT	2,000	
POKER VIDEO BAR	4,500	
SUBTOTAL	26,900	
ENTERTAINMENT		
MULTI-PURPOSE ROOM W/ ADJACENT RESTAURANT	15,000	FUTURE HOME OF TABLE GAMES OR SLOTS RESTROOMS, FINANCIAL CENTERS, ETC.
PUBLIC FACILITIES	10,000	
CIRCULATION	19,600	PLUS 4 GENERATORS (WITHIN BUILDING) 8,000 SF 1ST FLOOR / 8,000 SF 2ND FLOOR 13,700 SF 1ST FLOOR / 8,000 SF 2ND FLOOR
CENTRAL PLANT	16,000	
GENERAL BACK OF HOUSE	21,700	
SUBTOTAL	82,300	
TOTAL ENCLOSED AREA	244,200	
PARKING	0	RELY ON SURFACE PARKING AT THIS TIME 1 PORTE COCHERE ENTRY 2 PEDESTRIAN ENTRIES
PORTE COCHERE AND ENTRIES	15,000	
GRAND TOTAL PHASE I	259,200	

PHILADELPHIA PARK CASINO

MASTER PLAN PHASE I - DESIGN SCHEDULE

<u>DESIGN SCHEDULE</u>	<u>DATE</u>
SCHEMATIC DESIGN DOCUMENTATION COMPLETED	12/6/08
STRUCTURAL STEEL MILL ORDER PACKAGE COMPLETED	12/18/08
SITE / CIVIL CONSTRUCTION DOCUMENTATION COMPLETED	1/15/09
FOUNDATION AND UNDERGROUND UTILITY CONSTRUCTION DOCUMENTATION COMPLETE	2/5/09
CORE & SHELL CONSTRUCTION DOCUMENTATION COMPLETED INCLUDING CENTRAL PLANT	5/13/09
INTERIOR DESIGN FIT-OUT CONSTRUCTION DOCUMENTATION COMPLETED	9/1/09

PHILADELPHIA PARK CASINO

MASTER PLAN PHASE I - CONSTRUCTION SCHEDULE

<u>CONSTRUCTION SCHEDULE</u>	<u>DATE</u>
GENERAL CONTRACTOR SELECTED	11/20/
PENNSYLVANIA GAMING CONTROL BOARD APPROVAL	12/0
GROUND BREAKING	3/01/
START FOUNDATION CONSTRUCTION	4/01/
FINAL BUILDING PERMITS OBTAINED	7/01/
START STEEL ERECTION CONSTRUCTION	8/01/
PROJECT TOPPING OFF	12/15/
BUILDING ENCLOSURE COMPLETED	3/01/
START INTERIOR FIT-OUT CONSTRUCTION	5/01/
PROJECT SUBSTANTIALLY COMPLETED AND OWNER START-UP	10/30/
REGULATORY APPROVALS FOR SLOT AND SURVEILLANCE EQUIPMENT	11/1 - 11/
PROJECT SOFT OPENING	12/1 - 12/
PROJECT GRAND OPENING	12/15/



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H.C. PARKING LOT

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STAFF PARKING LOT

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TO RICHLIEU RD.

TO RICHMOND ROAD