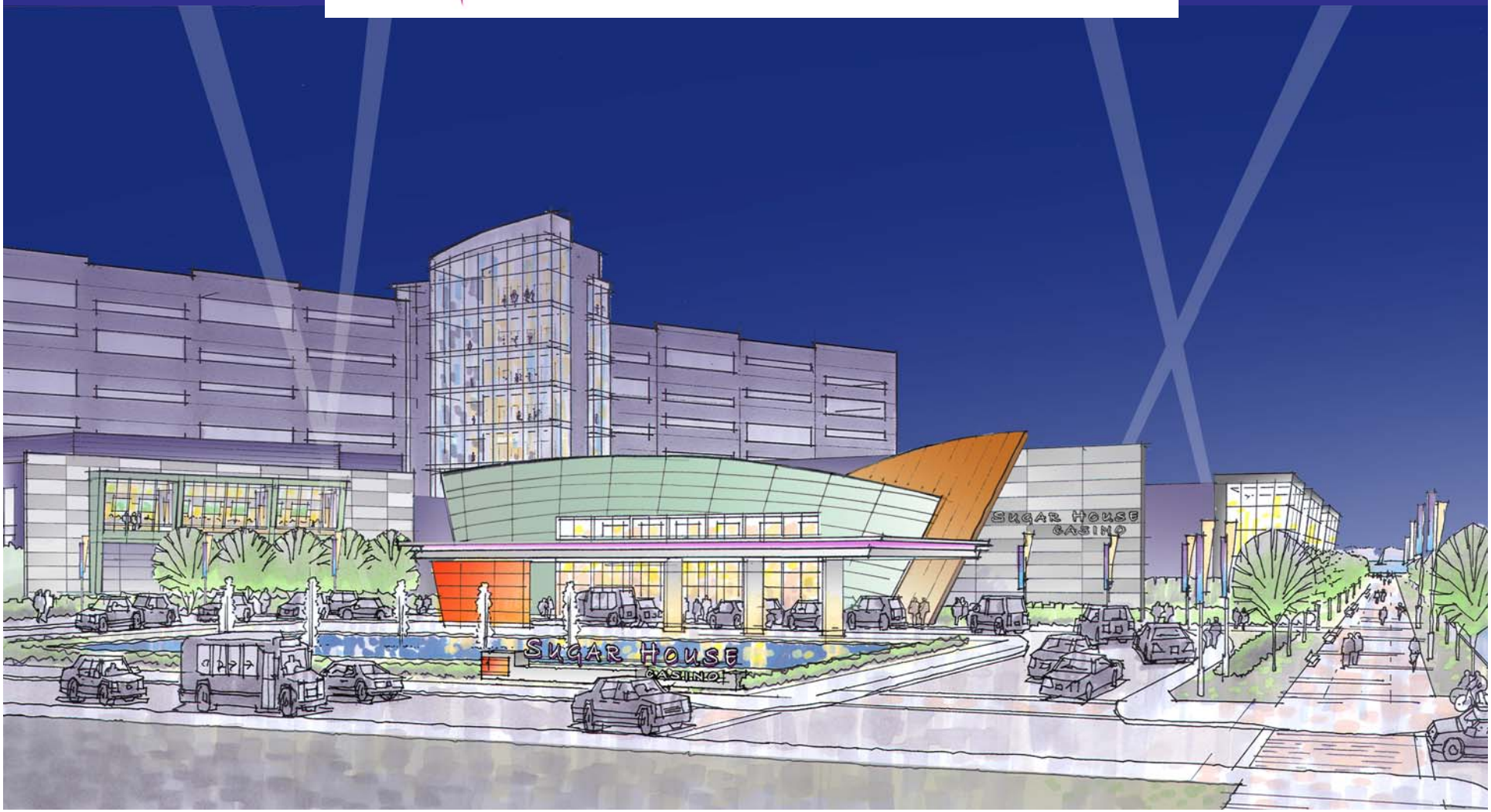
SugarHouse

PURE FUN



Letter from Philadelphia Mayor Michael Nutter

CITY OF PHILADELPHIA

OFFICE OF THE MAYOR

May 1, 2009

Honorable Mary DiGiacomo Colins, Chairman
Pennsylvania Gaming Control Board
PO Box 69060
Harrisburg, PA 17106-9060
ATTN: Board Secretary

RE: HSP Gaming, L.P. (SugarHouse)

To the Honorable Chairman and Members of the Pennsylvania Gaming Control Board:

I would like to thank the Chairman and Members of the Pennsylvania Gaming Control Board for this opportunity to provide additional information on the City of Philadelphia's efforts to facilitate the construction and early opening of the SugarHouse casino being developed by HSP Gaming in Philadelphia. In conjunction with the Gaming Control Board's hearing on May 6, 2009, regarding HSP's request for approval of a modified plan, I am hopeful that my submission will assist the Board in its consideration of this project.

At a press conference on March 13, 2009, I affirmed that the City was working cooperatively with HSP to review proposed modifications for the SugarHouse casino along the Delaware River waterfront. Likewise, in a letter of April 6, I advised the Board that the City supported the concepts in the modified plan presented by SugarHouse. Since that time, members of my Administration, led by Deputy Mayor Andrew Altman, have been meeting regularly with members of the SugarHouse development team as they refine and improve the proposed modified Plan of Development.

Our City Planning Commission had previously approved HSP's original Plan of Development. Now, the modifications HSP is submitting to the Board for approval specifically address several of the City's design principles for development along the river. These include the provision of direct and generous public access from Delaware Avenue to the river, the preservation of the natural shoreline and subsequent minimizing of environmental effects, and improvements to the pedestrian access to the facility from the public sidewalk. In addition to the design improvements, the modifications sought by SugarHouse will enable an earlier opening of an "interim" facility, creating jobs and tax revenues benefiting the City and all Pennsylvanians. We support this modified proposal and are working diligently with HSP to finalize the necessary details.

It is our understanding that, as part of the proposed modified plan, HSP will first construct an interim casino with approximately 1,700 slot machines and during this phase will rely on grade parking, both on-site and on an adjoining pier site immediately to the north, to provide the necessary parking for patrons and fulfill the parking requirement of the Commercial Entertainment District (CED) zoning.

After the interim facility is operational, HSP then plans to expand its building to accommodate 3,000 slot machines and, in so doing, will construct a garage facility to provide for the majority of vehicle parking. This construction is scheduled to begin within four to nine months of the opening of the interim facility, referred to by HSP as "Phase 1." The City supports this phased approach to parking so long as the new garage is available when the expanded Phase 1 slots parlor opens.

In subsequent phases, the feasibility of which is based on market conditions, HSP proposes to build mixed use buildings out to the street line, thereby fulfilling another important City goal of creating a dynamic, urban boulevard on Delaware Avenue.

A critical, but less visible, part of the HSP plan is to rebuild and improve a major combined sewer outflow that currently runs through a City right of way on its site. In conjunction with City improvements in the residential Fishtown neighborhood on the other side of Delaware Avenue, this improvement will provide storm surge relief for the entire surrounding community. We are currently working jointly with HSP to determine the best timing for these improvements, consistent with our commitment to the community, the earliest possible opening date for the interim gaming facility, and minimal street and traffic disruptions in and around the casino site.

Lastly, we are working with City Council to revise and simplify the review procedures for plans under CED zoning. We are scheduling a special public meeting of the Planning Commission to consider the amended Plan of Development. This schedule has been developed with the full cooperation of HSP Gaming.

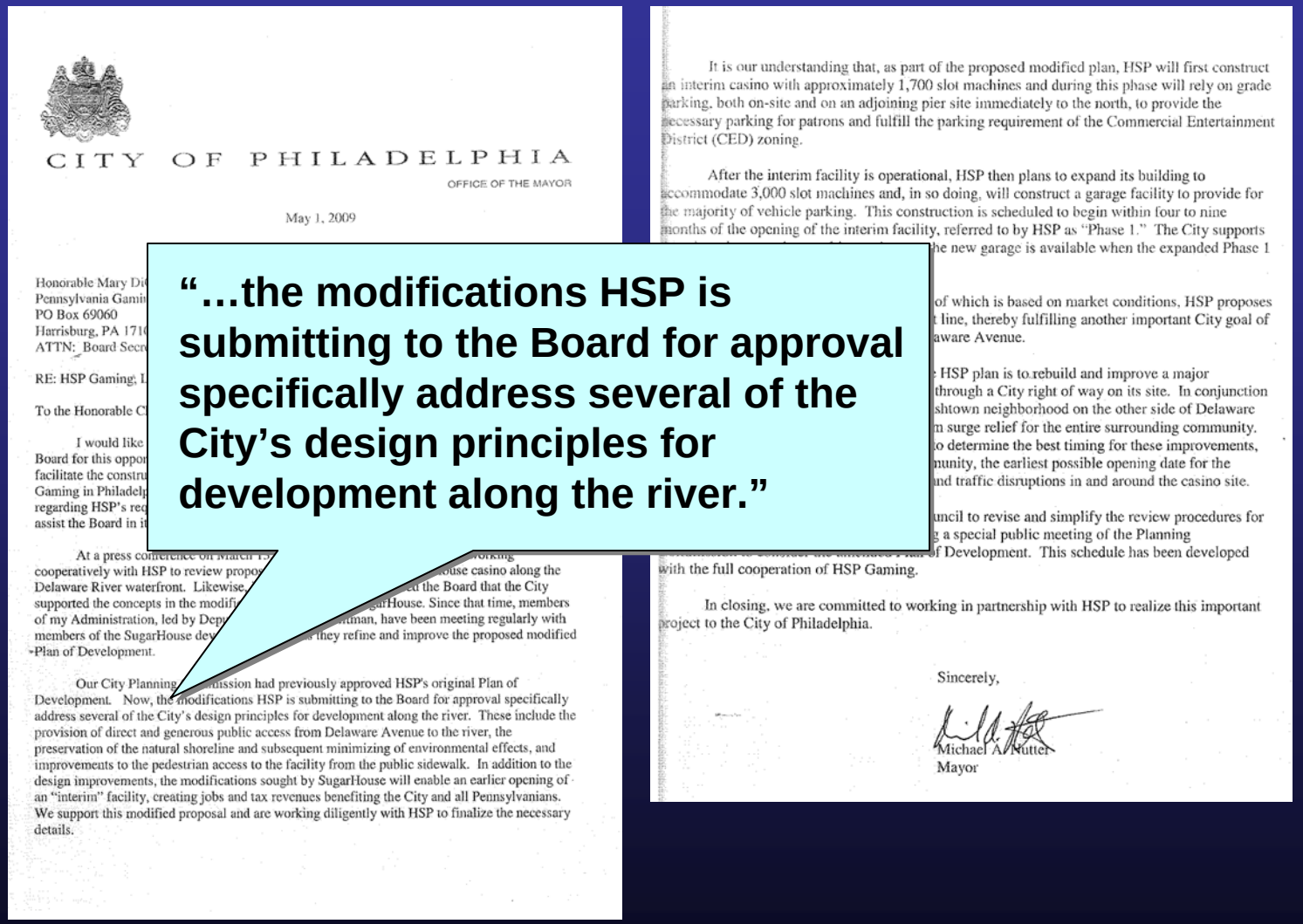
In closing, we are committed to working in partnership with HSP to realize this important project to the City of Philadelphia.

Sincerely,

Michael A. Nutter
Mayor

SugarHouse
PURE FUN

Letter from Philadelphia Mayor Michael Nutter



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR

May 1, 2009

Honorable Mary Di
Pennsylvania Gamin
PO Box 69060
Harrisburg, PA 171
ATTN: Board Secre

RE: HSP Gaming, L

To the Honorable C

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regarding HSP's req
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It is our understanding that, as part of the proposed modified plan, HSP will first construct an interim casino with approximately 1,700 slot machines and during this phase will rely on grade parking, both on-site and on an adjoining pier site immediately to the north, to provide the necessary parking for patrons and fulfill the parking requirement of the Commercial Entertainment District (CED) zoning.

After the interim facility is operational, HSP then plans to expand its building to accommodate 3,000 slot machines and, in so doing, will construct a garage facility to provide for the majority of vehicle parking. This construction is scheduled to begin within four to nine months of the opening of the interim facility, referred to by HSP as "Phase 1." The City supports [illegible]he new garage is available when the expanded Phase 1

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In closing, we are committed to working in partnership with HSP to realize this important project to the City of Philadelphia.

Sincerely,

Michael A. Nutter
Mayor

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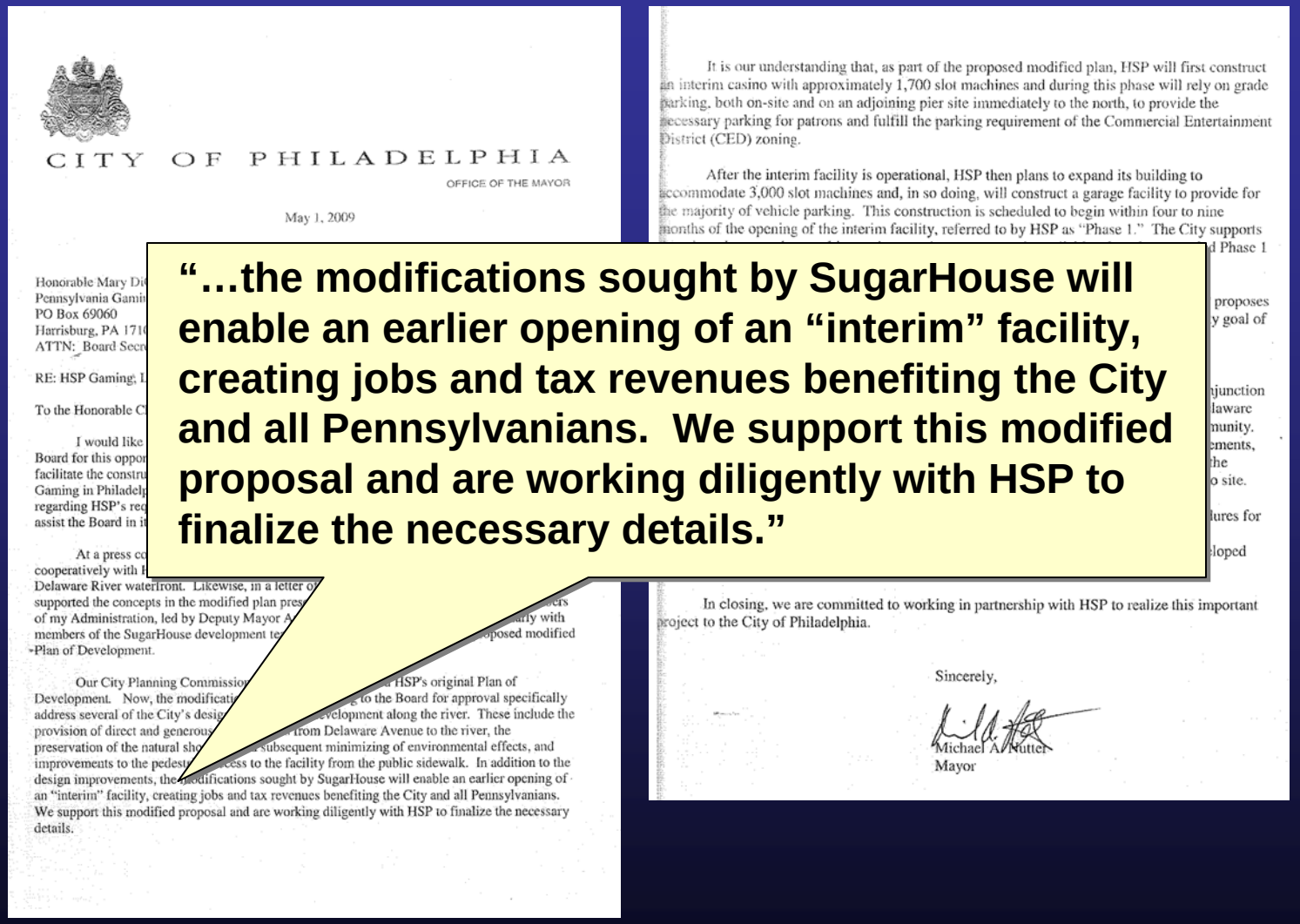
SugarHouse
PURE FUN

Letter from Philadelphia Mayor Michael Nutter



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SugarHouse
PURE FUN

Letter from Philadelphia Councilman Frank DiCicco

CITY OF PHILADELPHIA
CITY COUNCIL

FRANK DICICCO
Room 332 City Hall
Philadelphia,Pennsylvania 19107
(215) 686-3458-3459
Fax No. (215) 686-1931

COUNCILMAN - 1sr DISTRICT

COMMITTEES
Chairman
Streets & Services

MEMBER
Finance
Labor & Civil Service
Parks, Recreation & Cultural Affairs
Commerce & Economic Development
Fiscal Stability & Intergovernmental Cooperation
Housing & Homeless
Technology & Information Services

April 29, 2009

Mary DiGiacomo Collins, Chairwoman
Pennsylvania Gaming Control Board
PO Box 69060
Harrisburg, PA 17106-9060

Dear Ms. Collins and Members of the Board:

Thank you for providing me the opportunity to submit written comments in support of HSP Gaming's modified plan.

While I initially opposed HSP Gaming's application and license, the developer has made significant improvements to its design and I am now happy to support HSP Gaming's project. The current plan provides stronger waterfront access, a more pedestrian friendly environment and will permit gaming operations to begin quickly.

With these benefits in mind and in order to facilitate this development, I will introduce legislation on April 30, 2009 to address outstanding concerns. Specifically, the legislation will provide relief from local parking requirements during construction of the facility's parking structure as well as some additional technical revisions. Once introduced, I will request a public hearing for this legislation for May 21, 2009. This should permit final passage prior to Council's summer recess on June 18, 2009.

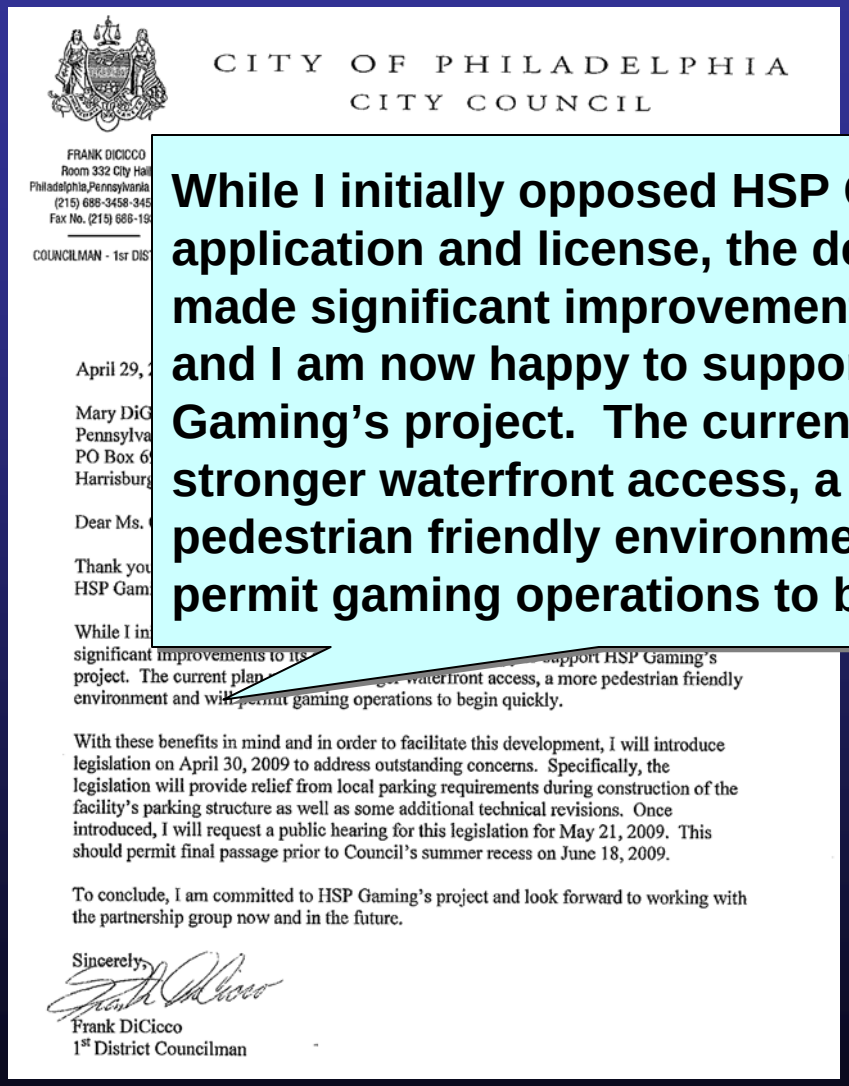
To conclude, I am committed to HSP Gaming's project and look forward to working with the partnership group now and in the future.

Sincerely,

Frank DiCicco
1st District Councilman

SugarHouse
PURE FUN

Letter from Philadelphia Councilman Frank DiCicco



CITY OF PHILADELPHIA
CITY COUNCIL

FRANK DICICCO
Room 332 City Hall
Philadelphia, Pennsylvania
(215) 686-3458-345
Fax No. (215) 686-19

COUNCILMAN - 1sr DIS

April 29,

Mary DiG
Pennsylva
PO Box 6
Harrisburg

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SugarHouse
PURE FUN

Letter from Philadelphia Councilman Darrell L. Clarke

CITY OF PHILADELPHIA
CITY COUNCIL

DARRELL L. CLARKE
ROOM 484 CITY HALL
PHILADELPHIA, PA 19107
(215) 686-3442 or 3443
Fax No. (215) 686-1901

COUNCILMAN - 5th DISTRICT
MAJORITY WHIP

COMMITTEES
Chairman
Public Property and Public Works
Fiscal Stability and Intergovernmental Cooperation

Vice Chair
Appropriations

Member
Housing, Neighborhood Development and the Homeless
Parks, Recreation and Cultural Affairs
Commerce and Economic Development
Public Safety
Rules

April 29, 2009

Honorable Mary DiGiacomo Colins, Chairman
Pennsylvania Gaming Control Board
PO Box 69060
Harrisburg, PA 17106-9060

Madam Chairman,

I am writing in support of SugarHouse's request for additional time to make slot machines available for play and to make modifications to its approved development.

SugarHouse has worked at length with the City to address design and planning concerns, gaining increased support from the Mayor's office in the process. Additionally, SugarHouse has been a good neighbor, working with the surrounding community for several months, agreeing to a Community Benefits Agreement that gives at least $1 million annually. They have also committed to aggressively seeking out and utilizing qualified MBE, DBE, and WBE firms throughout all phases of the project. Lastly, this project will mean significant jobs and revenue to the City. Given the current economic state of affairs completion of this project will be a welcome boon.

For these reasons, I am respectfully requesting your approval of SugarHouse's amended time request.

Your consideration is greatly appreciated.

Sincerely,

Darrell L. Clarke

Darrell L. Clarke
Councilman 5th District
Majority Whip

SugarHouse
PURE FUN

Letter from Philadelphia Councilman Darrell L. Clarke

CITY OF PHILADELPHIA
CITY COUNCIL

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For these reasons, I am respectfully requesting your approval of SugarHouse's amended time request.

Your consideration is greatly appreciated.

Sincerely,

Darrell L. Clarke

Darrell L. Clarke
Councilman 5th District
Majority Whip

SugarHouse PURE FUN

Letter from PA State Representative Dwight Evans

April 14, 2009

Pennsylvania Gaming Control Board
5th Floor Strawberry Square
Harrisburg, Pennsylvania 17106

RE: The petition filed by HSP Gaming, L.P.
(SugarHouse)

To the Members of the Pennsylvania Gaming Control Board:

I write to express my support of the amended petition filed by SugarHouse. The petition requests a two-year extension as well as certain modifications to SugarHouse's approved plan of development. My staff and I, as well as Mayor Nutter and his administration, have worked closely with SugarHouse to modify its approved plan of development to address some of the concerns raised in the past as well as to get this project under construction and open as soon as possible. These modifications were presented to the public at a press conference in Philadelphia last Monday and, per your request, in Harrisburg last Wednesday.

As Chairman of the House Appropriations Committee, I see firsthand how desperately our Commonwealth and my City need the revenues, jobs and other benefits so many other parts of our Commonwealth have enjoyed from legalized gaming in Pennsylvania. SugarHouse has a plan to create these jobs, revenues and other benefits as quickly as possible. In fact, I can tell you that a substantial majority of the House Appropriations Committee and the House of Representatives at large strongly support the SugarHouse project.

For the reasons stated, I implore you to grant the two-year extension and give your unequivocal approval to the proposed modifications so that SugarHouse can begin construction and open as quickly as possible and the Commonwealth and the City can receive the world class entertainment facility they were promised and the revenues and jobs they so desperately need.

Sincerely,

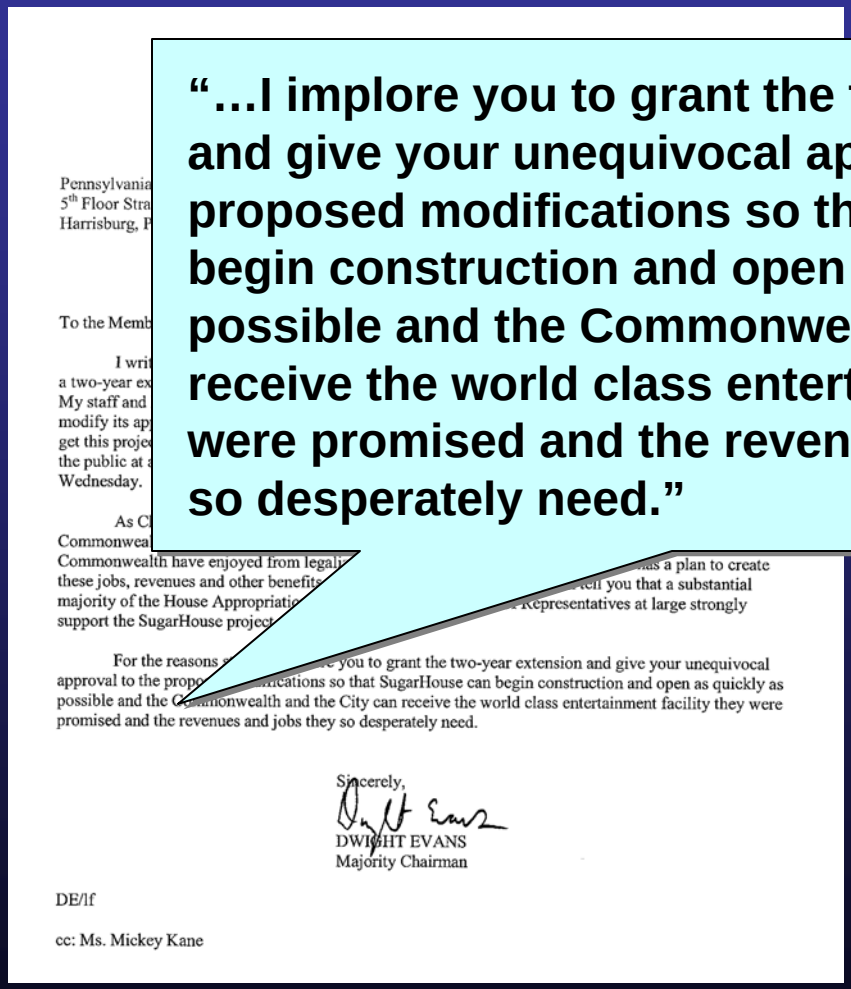
DWIGHT EVANS
Majority Chairman

DE/lf

cc: Ms. Mickey Kane

SugarHouse
PURE FUN

Letter from PA State Representative Dwight Evans



Pennsylvania
5th Floor Stra
Harrisburg, P

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SugarHouse
PURE FUN

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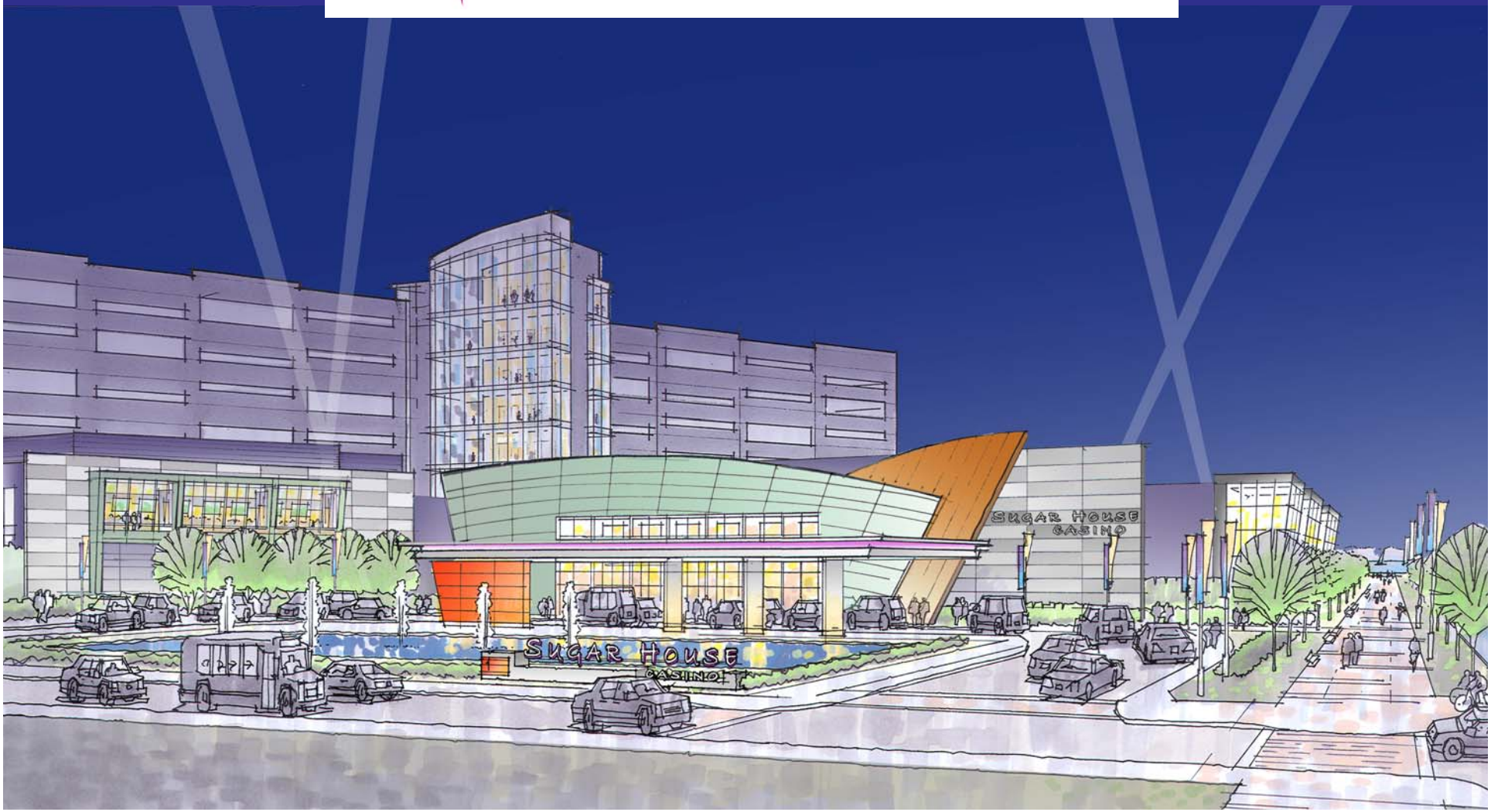


Projected Cost Comparison

Costs in Millions	2006 Approved Development Plan	April 2009 Proposed Modified Plan
Slot License	$50	$50
Land	$71	$73
Interim Facility	$146	$133
Parking Garage	$54	$73
Phase 1	$139	$144
Total Costs	$460	$474

SugarHouse PURE FUN

Interim Casino

Design/Approval Period: 4 months

Construction Period: 9 months

Anticipated Opening: 2nd Quarter 2010

Projected Gross Terminal Revenue

	INTERIM	PHASE I
2006 Projections:	$182 M	$372 M
Current Projections:	$240 M	$400 M

Projected Tax Revenue Per Year

	INTERIM	PHASE I
CITY OF PHILADELPHIA:	**$16 M**	**$25 M**
COMMONWEALTH OF PA:		
Tax Relief (34%):	**$82 M**	**$136 M**
Economic Development: (incl. PA Convention Center)	**$12 M**	**$20 M**

SugarHouse
PURE FUN

Interim Casino: Site Plan

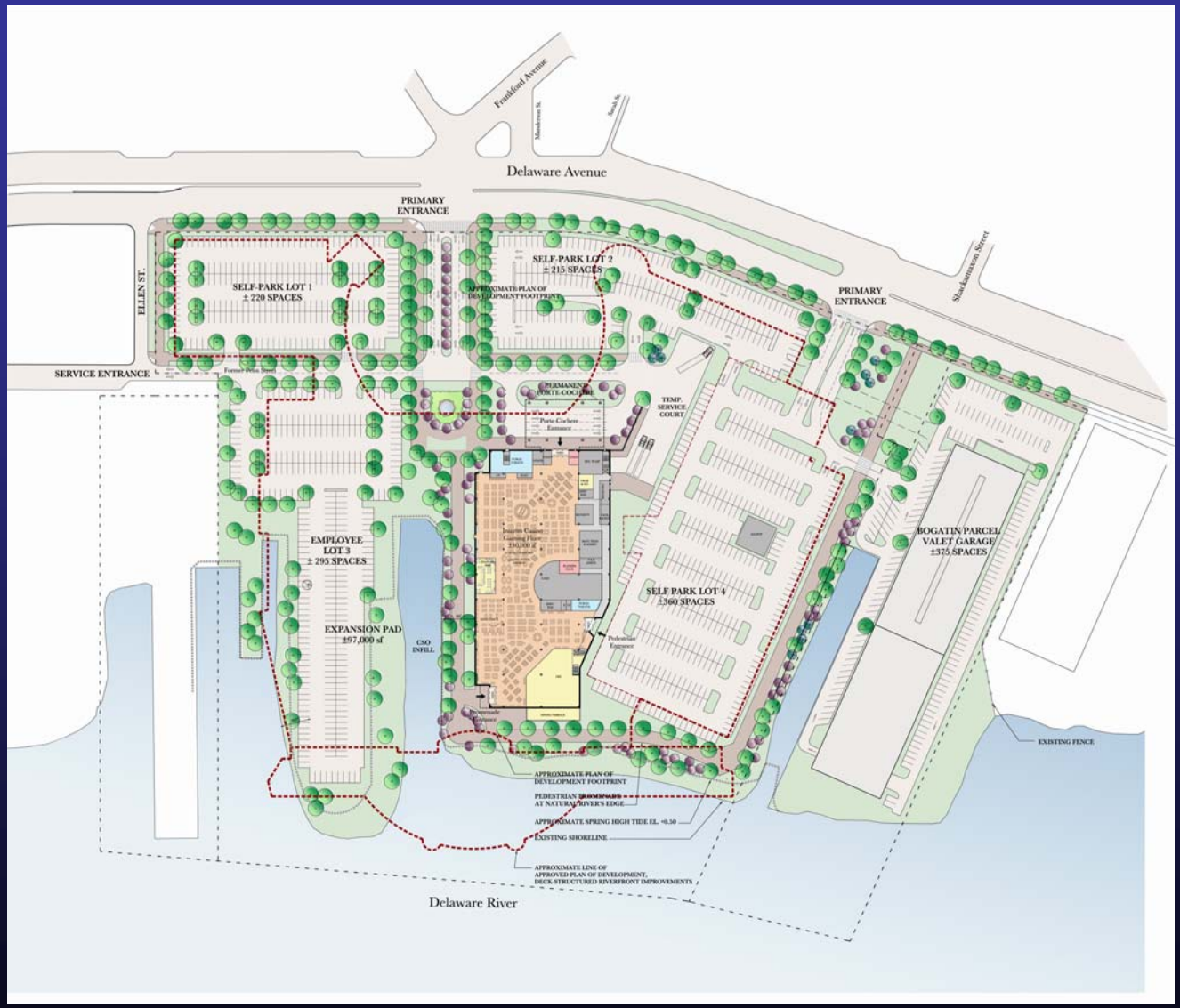


Image courtesy of Cope Linder Architects

SugarHouse PURE FUN

Interim Casino: Floor Plans

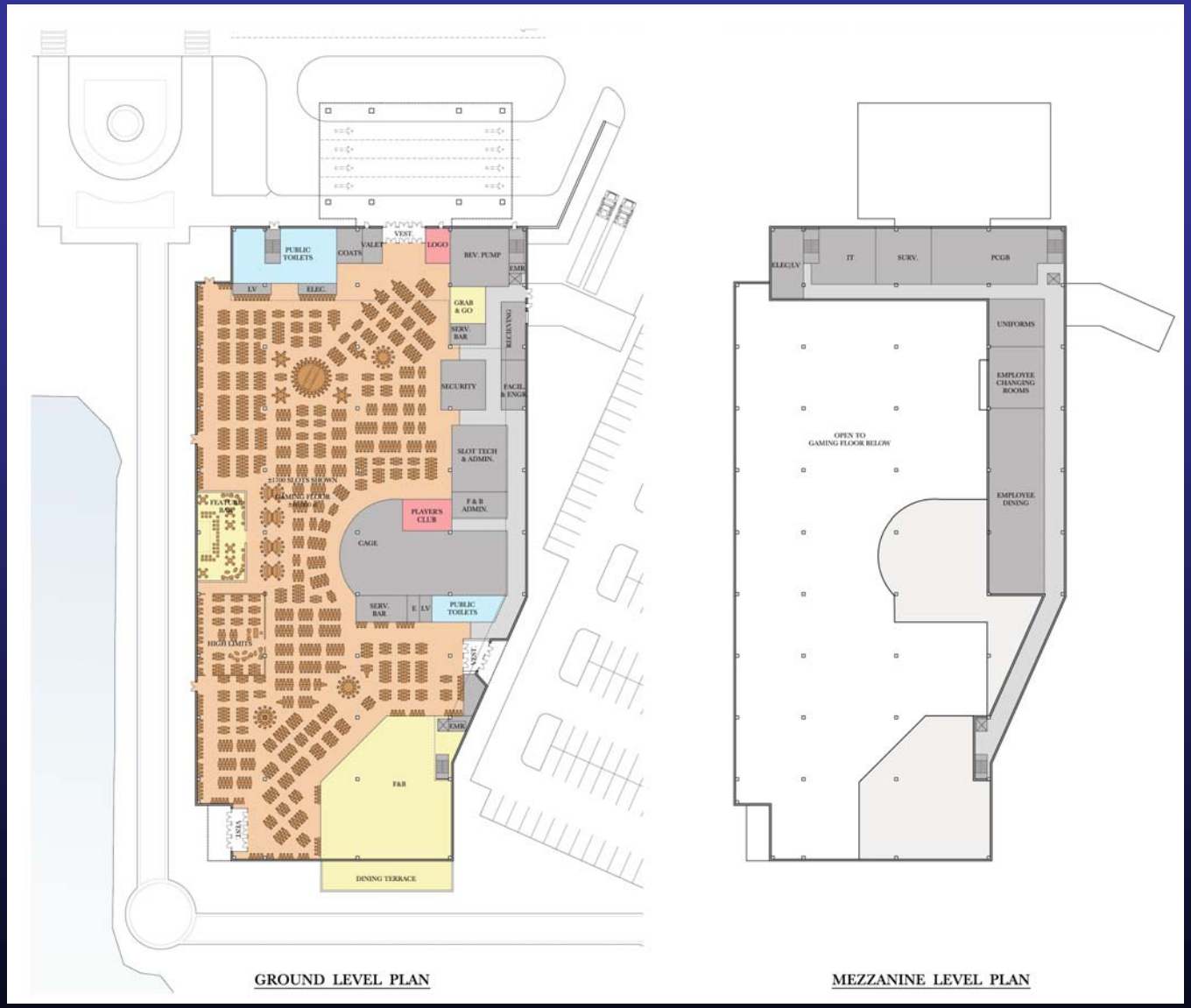


Image courtesy of Cope Linder Architects

SugarHouse PURE FUN

Phase 1 Casino: Site Plan

Image courtesy of Cope Linder Architects

SugarHouse PURE FUN

Phase 1 Casino: Mezzanine Level Plan

Image courtesy of Cope Linder Architects

SugarHouse
PURE FUN

Phase 1 Casino: Perspective View

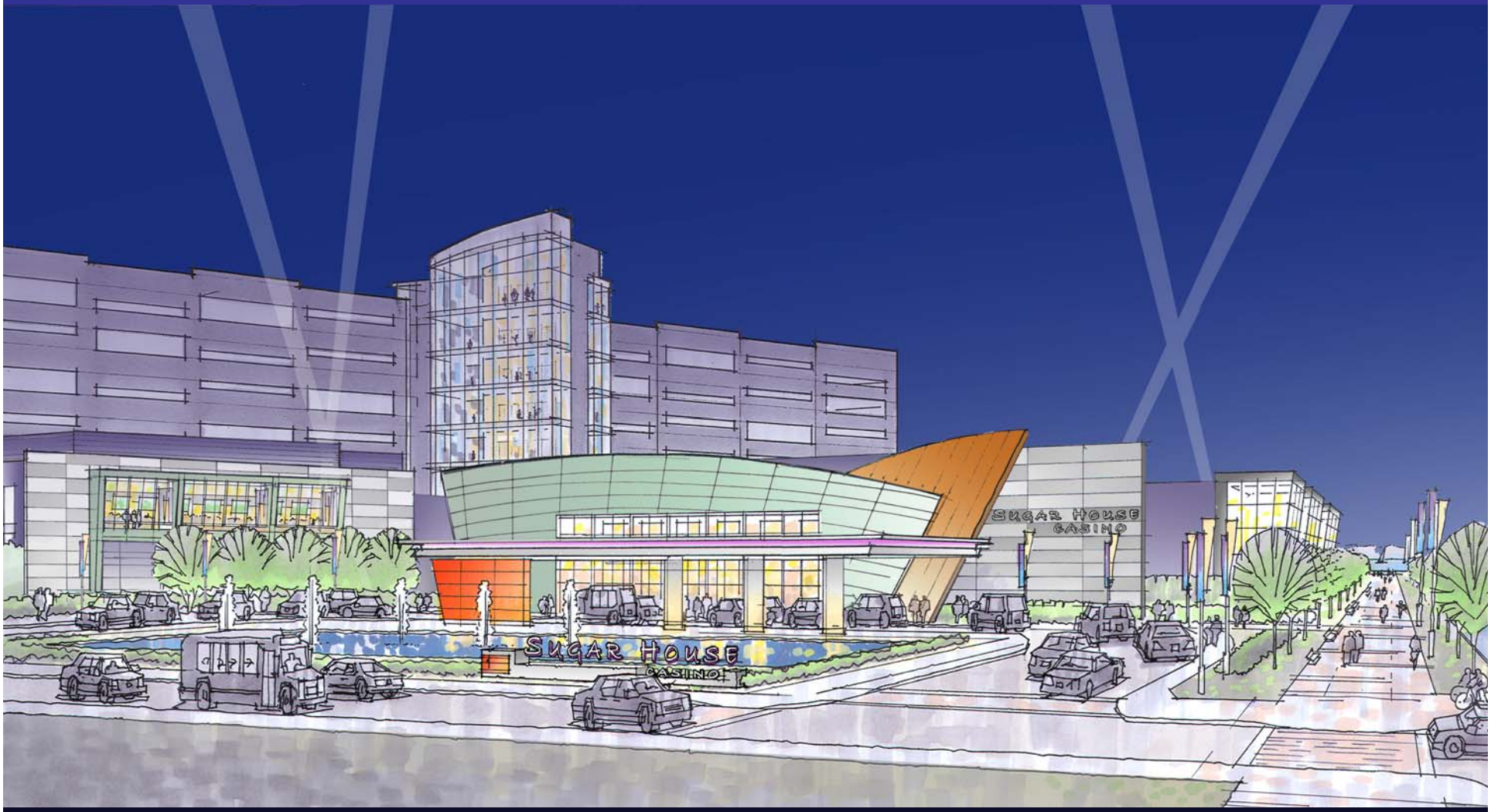


Image courtesy of Cope Linder Architects

SugarHouse
PURE FUN

Phase 2 Casino & Future Development: Site Plan

Image courtesy of Cope Linder Architects

SugarHouse PURE FUN

Phase 2 Casino & Future Development: Roof Plan

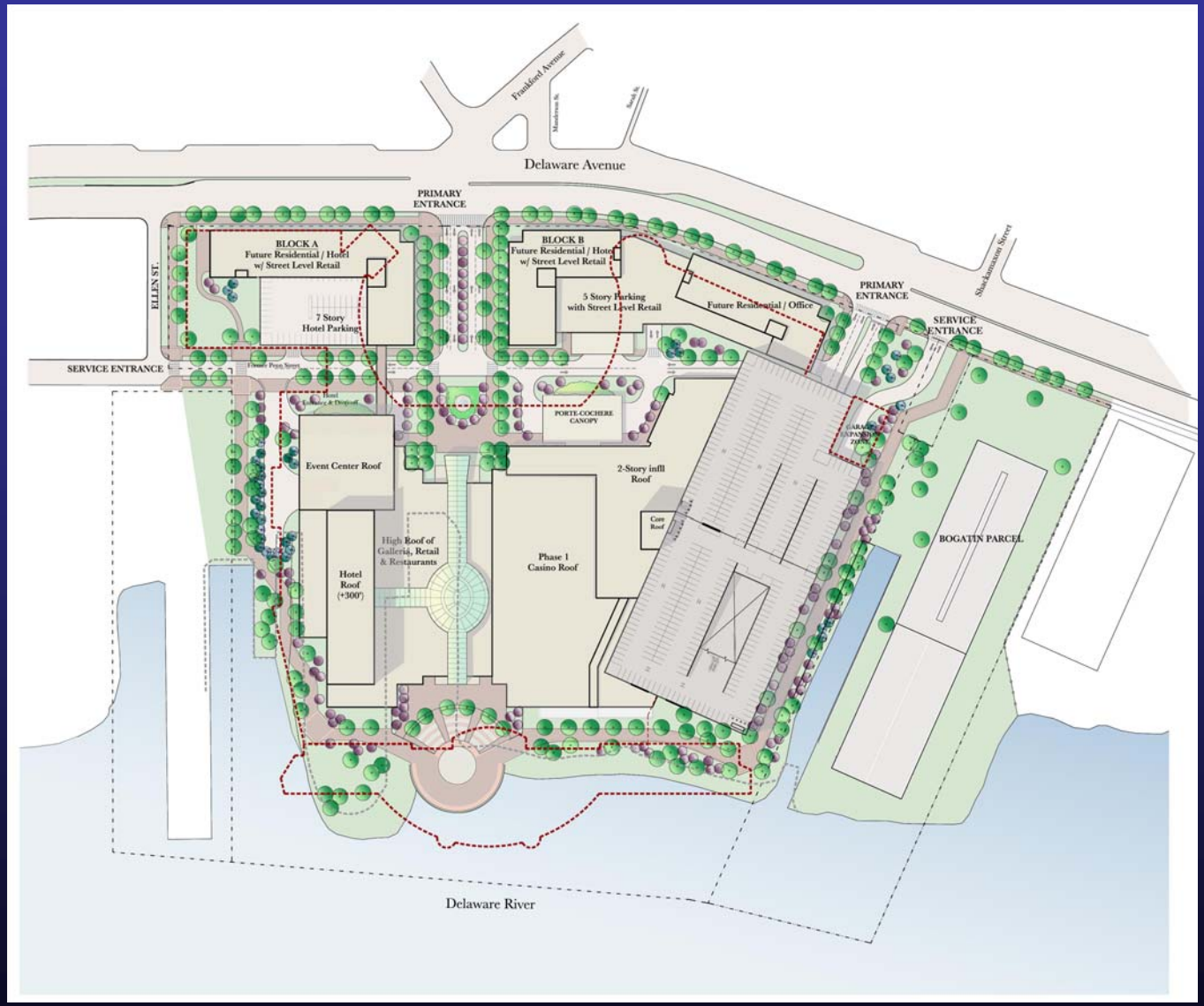


Image courtesy of Cope Linder Architects

Proposed Modified Development Plan

- Substantially similar to the 2006 Approved Development Plan

	2006 Approved Development Plan	April 2009 Proposed Modified Plan
INTERIM		
Gaming Floor SF	40,400	40,000
No. of Slots	1,500	1,700
F&B Outlets	3	3
Parking Spaces *	2,700	1,465
Cage SF	6,700	5,000
PSP / PGCB SF	2,650	2,800
PHASE 1		
Gaming Floor SF	84,000	80,000
No. of Slots	3,000	3,000
F&B Outlets	8	7
Parking Spaces	3,063	3,265
Cage SF	6,700	5,000
PSP / PGCB SF	2,650	2,800

* Construction of a 2,400 space parking garage was planned during the interim phase under the Approved Development Plan. Under the Proposed Modified Plan, during the interim phase approximately 1,465 parking spaces will be provided on surface lots and a 3,300 space parking garage will be constructed after the opening of the interim facility.

SugarHouse
PURE FUN

Interim Casino Comparison

A Permanent and Core Facility

November 2006 Plan

+/- 1,500 slots

April 2009 Plan

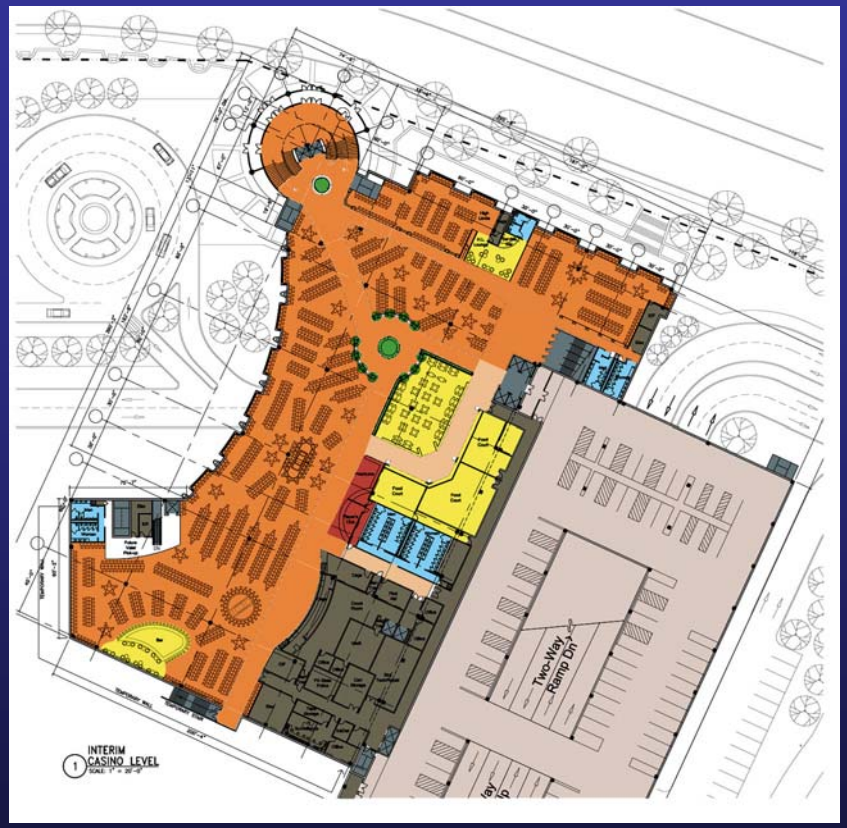
+/- 1,700 slots

Images courtesy of Cope Linder Architects

SugarHouse PURE FUN

Interim Casino Comparison

A Permanent and Core Facility



November 2006 Plan

+/- 1,500 slots

April 2009 Plan

+/- 1,700 slots

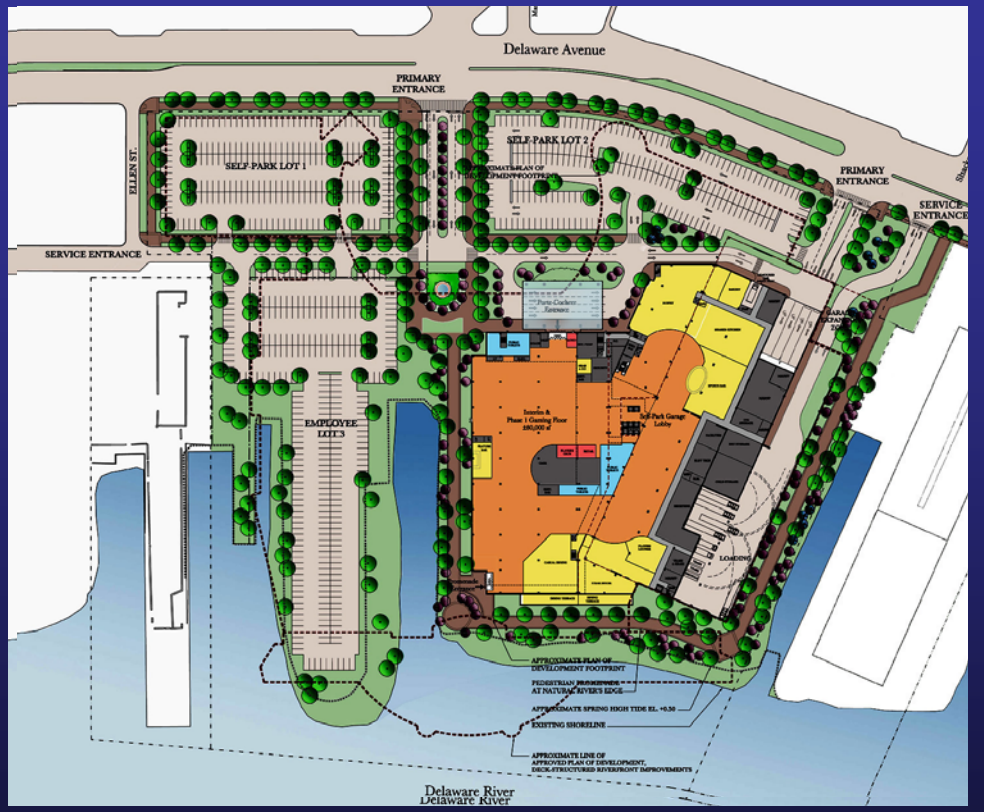
Images courtesy of Cope Linder Architects

SugarHouse PURE FUN

Phase One Comparison

November 2006 Plan

+/- 3,000 slots



April 2009 Plan

+/- 3,000 slots

Images courtesy of Cope Linder Architects

SugarHouse PURE FUN

Phase Two / Future Development Comparison

November 2006 Plan

+/- 5,000 slots

Potential Hotel(s) & Addl. Structured Parking

April 2009 Plan

+/- 5,000 slots

Potential Hotel(s) & Addl. Structured Parking

Images courtesy of Cope Linder Architects

SugarHouse
PURE FUN

SugarHouse

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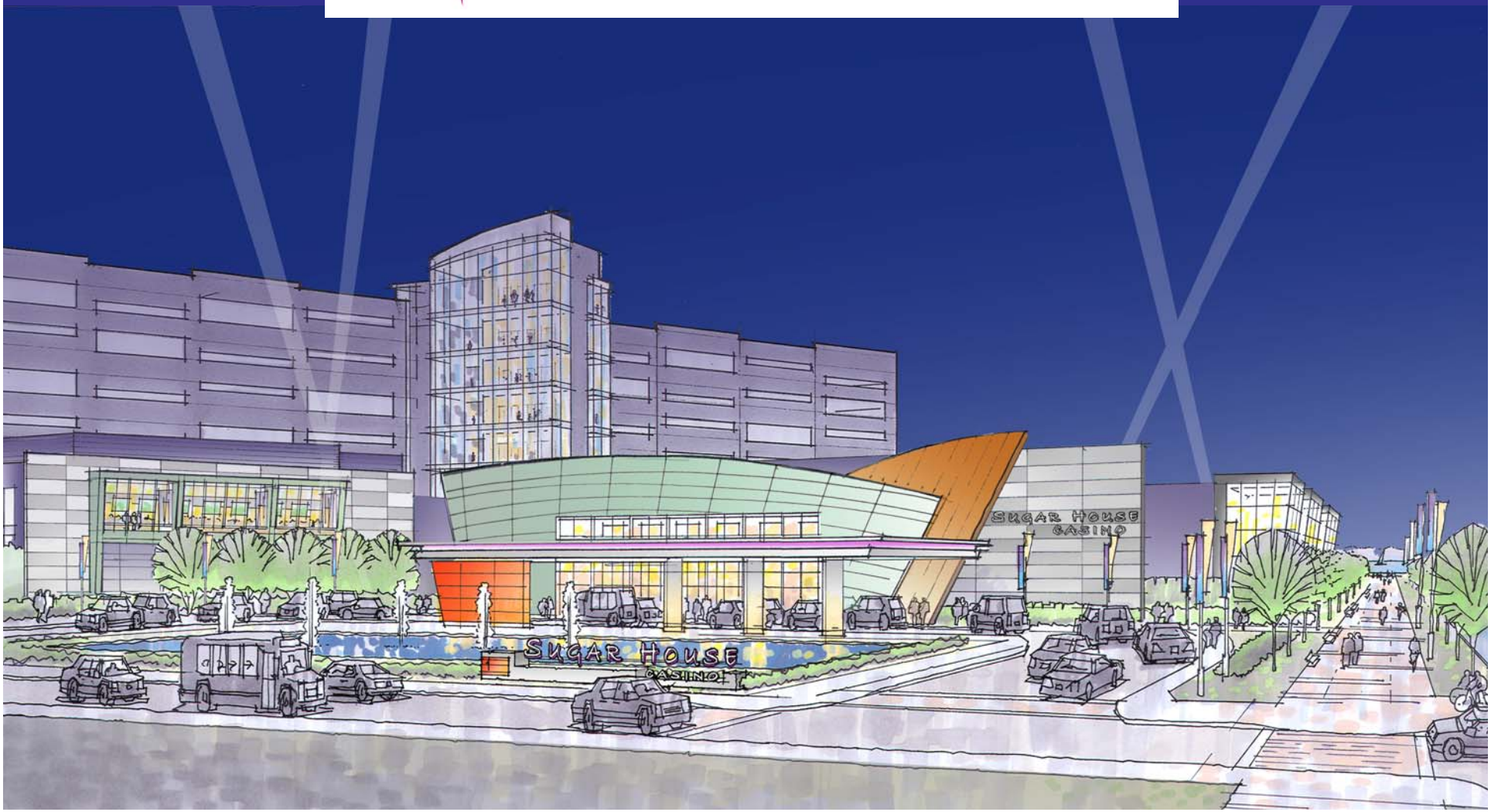

Permits and Approvals Received to Date

CITY:

- Approval of Plan of Development (May 2007 version)
- Submerged Lands License (November 2007)
- Zoning and Use Permit (January 2008)
- Rough Grading Permit (January 2008)
- Foundation Permit (March 2009)

STATE:

- National Pollution Discharge Elimination System (NPDES) Permit (January 2007)
- Chapter 105 Water Obstruction and Encroachment Permit (September 2008)
- Sewage Facilities Act (Act 537) – Issued to City of Philadelphia (September 2008)

FEDERAL:

- None to Date

SugarHouse
PURE FUN

Permits and Approvals Needed to Construct Interim / Phase I Facility

CITY:

- Approval of Plan of Development (Amended)
- Submerged Lands License (Issued November 2007)
- Zoning and Use Permit (For Amended Plan of Development)
- Foundation Permit (March 2009)
- Building Permit
- Certificate of Occupancy
- City Council Ordinance #090351 Related to Off-Site Parking

STATE:

- National Pollution Discharge Elimination System (NPDES) Permit (January 2008 Permit Amended)
- Chapter 105 Water Obstruction and Encroachment Permit (September 2008 Permit Amended)
- Sewage Facilities Act (Act 537) – Issued to City of Philadelphia (September 2008)
- Highway Occupancy Permit (Pending)

FEDERAL: None Needed (No ACOE Permit Required)

SugarHouse PURE FUN

SugarHouse

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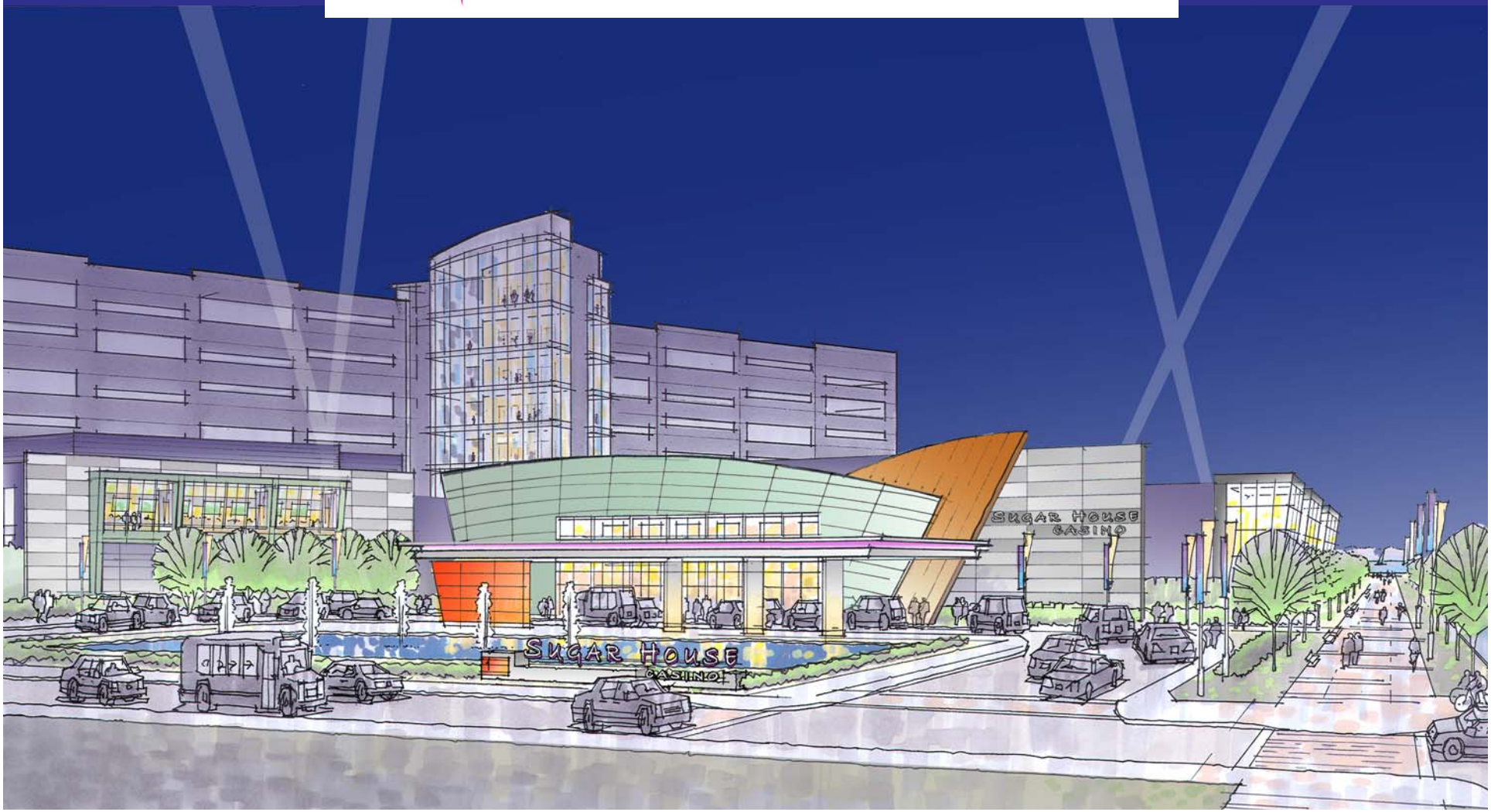

Interim Casino

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SugarHouse

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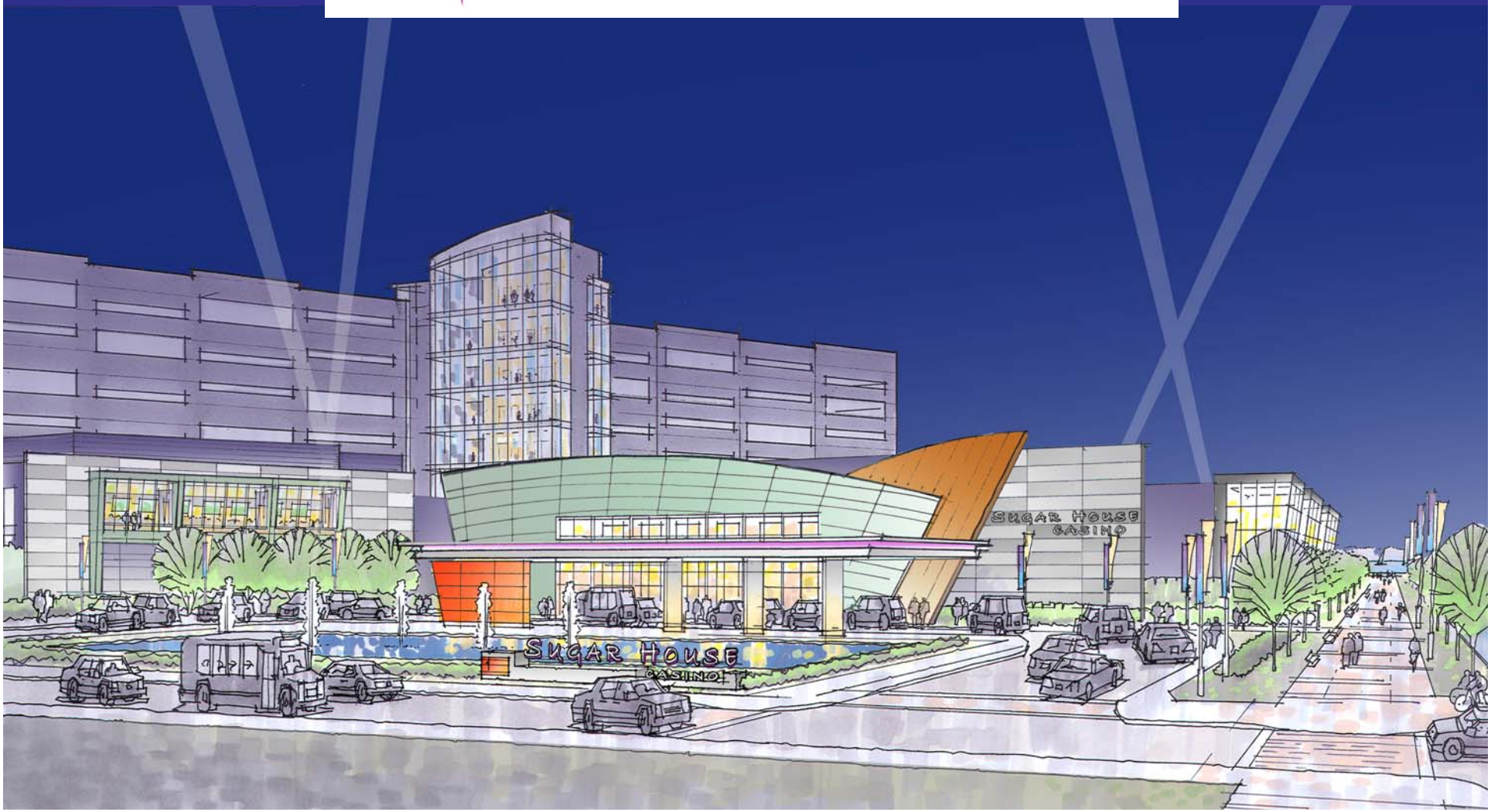

Philadelphia Development Projects

Proposed	Postponed, Extinct
Construction	Hold, Complete
Conceptual	

Name	Category	Address	Neighborhood	Contractor	Status	Opening
10 Rittenhouse Square	New Residential	1800 Sansom St.	Rittenhouse Square	Turner	Construction	2009
101 Sky	New Residential	101 Spring Garden St.	Northern Liberties		Proposed	2011
101 Walnut	New Residential	101 Walnut St.	Old City		Comleted	2008
1101 North Delaware	New Residential	1101 Delaware Ave.	Fishtown		Proposed	n/a
1300 Buttonwood	New Residential	1300 Buttonwood St.	Callowhill		Conceptual	n/a
1352 Lofts	New Residential	1352 South St.	Hawthorne	Hunter Roberts	Complete	2007
1441 Chestnut	New Residential	1441 Chestnut St.	Center City		hold	2011
1601 Vine	Mixed Use	1601 Vine St.	Spring Garden		on hold/extinct	2010
1601 Vine (#1)	Mixed Use	1601 Vine St.	Spring Garden	n/a	on hold/extinct	n/a
1614 Lombard	New Residential	1614 Lombard St.	Graduate Hospital	n/a	Extinct	n/a
1616 Locust	New Residential	1616 Locust St.	Rittenhouse Square	n/a	Extinct	n/a
1706 Rittenhouse	New Residential	1706 Rittenhouse Square	Rittenhouse Square		Construction	2010
17th and Chancellor	New Residential	1690 Chancellor St.	Rittenhouse Square		Conceptual	n/a
17th and Vine	Commercial	1701 Vine St.	Spring Garden		on hold/extinct	n/a
1919 Market	New Residential	1919 Market St.	Center City		Proposed	n/a
1919 Market (#1)	New Residential	1919 Market St.	Center City	n/a	Extinct	n/a
19th and Spring Garden	New Residential	1690 Spring Garden St.	Spring Garden		on hold	n/a
22 Front	New Residential	22 Front St.	Old City	P. Agnes Inc.	Complete	2008
2400 South Street	New Residential	2400 South Street	Graduate Hospital		zoning	2010
34th Street Residence Hall	Institutional/Residential	34th St. at Arch St.	University City	INTECH	Construction	n/a
3711 Market	Institutional	3711 Market St.	University City	INTECH	complete	2008
500 Walnut	Commercial	500 Walnut Street	Society Hill	n/a	on hold/extinct	n/a
5th and Walnut	New Residential	500 Walnut St.	Society Hill		on hold/extinct	n/a
700 North Delaware	New Residential	700 North Delaware Ave.	Northern Liberties		Proposed	2011
777 South Broad	New Residential	777 South Broad St.	Hawthorne	INTECH	Construction	2010
801 Chestnut	New Residential	801 Chestnut St.	Washington Square		Conceptual	n/a
801 Market Street	Mixed Use	801 Market Street	Center City	Shoemaker	Construction	n/a
8th and Walnut	Commercial	800 Walnut St.	Washington Square		Proposed	n/a
AAA Building	Commercial	2060 Market St.	Center City		Conceptual	n/a
Aloft Hotel	Hotel	4301 Island Ave.	Airport	Shoemaker	Complete	2008
American Commerce Center	Mixed Use	1800 Arch St.	Logan Square		Proposed	2013
American Loft	New Residential	216 Brown St.	Northern Liberties		complete	2008
Aramark Tower	Renovations	11th and Market Streets	Center City	C. Erickson and Sons	complete	2008
Aria Condominiums	Residential	1419 Locust Street	Center City	Shoemaker	Complete	2008
Atwater Kent Museum	Institutional	15 S. 7th Street	Old City	C. Erickson and Sons	Construction	2008
Barnes Museum	Cultural	2001 Ben Franklin Parkway	Logan Square	L.F Driscoll	Design	n/a
Boyd Theater Entertainment Complex	Mixed Use	19th and Chestnut	Center City		Proposed	
Bridgemen's View Tower	New Residential	900 North Delaware Ave.	Northern Liberties		Postponed	2010
Bridgepoint	New Residential	615 South Columbus Blvd	Queens Village		Proposed	n/a
Broad and Race Hotel	Hotel	200 North Broad Street	Center City		on hold/extinct	2010
Broad and Washington Northeast	New Residential	1051 South Broad St.	Hawthorne		on hold/extinct	2011
Broad and Washington Northwest	Mixed Use	1050 South Broad St.	Graduate Hospital		on hold/extinct	2010
Calder Museum	Cultural	2160 Ben Franklin Parkway	Logan Square	n/a	Extinct	n/a

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Philadelphia Development Projects (continued)

Chestnut Tower	Hotel	1122 Chestnut St.	Center City		Proposed		2010
Cira Centre	Commercial	2951 Arch St.	University City	Turner	Complete		2006
Cira Centre South on Chestnut	Mixed Use	3000 Chestnut St.	University City		postponed garage		2011
Cira Centre South on Walnut	New Residential	3001 Walnut St.	University City		Postponed		2011
Colket Translational Research Building	Institutional	3550 Civic Center Blvd	University City	Turner	Construction		2009
Columbus and Catharine	New Residential	770 South Columbus Blvd.	Queens Village		Conceptual	n/a	
Comcast Center	Commercial	1701 JFK Blvd.	Center City	L.F. Driscoll	Complete		2008
Convention Center Expension	Commerical	121 North Broad St.	Center City	Keeling	Construction		2011
Cu257	New Residential	257 North 2nd St.	Old City		Construction		2008
Dilworth House	New Residential	223 South 6th St.	Washington Square		on hold/extinct		2011
Domus	New Residential	3401 Chestnut St.	University City		Complete		2007
Drexel Hotel	Hotel	3501 market Street	University City		Proposed	on hold	
East Village	Mixed Use	4300 Ridge Ave.	East Falls		Proposed	n/a	
Edgewater	New Residential	2301 Race St.	Logan Square		Complete		2006
Enterprise Heights	New Residential	4640 Market St.	West Philadelphia		on hold/extinct	n/a	
Family Court	Government	1501 Arch St.	Center City		Proposed	on hold	
Fox Chase Cancer Center Research Pavilion	Institutional	333 Cottman Ave.	Philadelphia	P. Agnes Inc.	Construction		2009
Foxwoods Philadelphia	Casino	South Columbus Blvd at Reed St.	South Philadelphia	T.N. Ward	Proposed		
Hamilton Village Towers at Upenn	Institutional/Residential	38th St. at Spruce St.	University City	INTECH	Construction	n/a	
High St Philadelphia	New Residential	1647 Germantown Ave	Kensington		Proposed		2010
Hotel Palomar	Hotel	17th St. at Sansom St.	Rittenhouse Square	INTECH	Construction		2009
Integrated Science Building	Drexel University		Drexel University		Construction		
Jefferson Garage	Commercial	950 Chestnut St	Washington Square		Complete		2006
Kings Court	New Residential	2130 Race St.	Logan Square		Complete		2006
Lafayette Building Addition	New Residential	433 Chestnut St.	Society Hill	C. Erickson and Sons	Proposed	n/a	
LaSalle University Life Science Center	Institutional		North Philadelphia	P.Agnes	Construction		2009
L'Eau Condominiums	New Residential	603 North American St.	Northern Liberties		Construction		2009
Liberties Walk	Commerical	1030 North 2nd St.	Northern Liberties		Complete		2006
Liberty Landing	New Residential	1201 South Columbus Blvd	South Philadelphia		Proposed	n/a	
Lofts 600	New Residential	600 North Broad Street			on hold/extinct		
Lofts 640	New Residential				on hold/extinct		
Mandeville Place	New Residential	2401 Walnut St.	Center City		hold		2012
Marina View Towers	New Residential	400 North Delaware Ave.	Northern Liberties		Postponed		2011
Murano	New Residential	2101 Market St	Center City	Turner	Complete		2006
Main Post Office Bldg. Renovation	Government		Philadelphia		Construction		
Museum of American Jewish History	Cultural	400 Market St	Old City	INTECH	Construction		2010
Naval Square	New Residential	2400 Grays Ferry Ave.	Graduate Hospital		Construction		2006
Navy Yard Business Center	Commercial	1413 Langley Ave.	South Philadelphia		Construction	n/a	
New Market	New Residential	435 South 2nd St	Society Hill	n/a	Extinct	n/a	
North Front and Richmond	New Residential	North Front St. at Richmond St.	Fishtown		Proposed	n/a	
Nouveau	New Residential	140 New St	Old City		Complete		2007
Old City 108	New Residential	108 Arch St	Old City		Complete		2005
Old City 205	New Residential	205 Race St	Old City		Postponed		2011
One Hancock Square	New Residential	1001 North 2nd St	Northern Liberties		Complete		2006
Parkway 22	New Residential	501 North 22nd St	Spring Garden		on hold/extinct		2010
Parkway Plaza	Commercial	1501 Arch St.	Center City	n/a	Extinct	n/a	
Pavilion East	Commercial	800 Market St	Market East		on hold/extinct	n/a	
Pearl	New Residential	111 North 9th St	Chinatown		Complete		2007
Penn Treaty Tower	New Residential	1131 North Delaware Ave.	Fishtown		Proposed		2010

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Philadelphia Development Projects (continued)

Penns Point Tower	New Residential	1101 North Delaware Ave.	Fishtown		Proposed		2011
Perelman Center for Advanced Medicine	Institutional	3400 Civic Center Blvd	University City	L.F. Driscoll	Complete		2008
Philadelphia River City	Mixed Use	2000 JFK Blvd	Logan Square		Conceptual		2020
Piazza Office Building	Commercial	1161 North 2nd St	Northern Liberties		Proposed		2010
Pier 34 South	New Residential	701 South Columbus Blvd	Queens Village		Proposed	n/a	
Pier 40 North	New Residential	1111North Delaware Ave.	Northern Liberties		Proposed		2011
Q	New Residential	660 North 2nd St.	Northern Liberties		Proposed		2011
Residences at the Ritz-Carlton	New Residential	1400 South Penn Square	Center City	L.F. Driscoll	Complete		2009
Roberts Proton Therapy Center	Institutional	3450 Civic Center Blvd	University City		Construction		2009
Rodin Place	New Residential	2100 Hamilton St.	Spring Garden		Complete		
Schmidt's Tower	New Residential	1100 North 2nd Street	Northern Liberties		on hold/extinct		2010
Skirkanich Hall	Institutional	210 South 33rd St	University City		Complete		2006
Spring Arts Point	New Residential	1000 Green Street	West Poplar		Complete		2008
Stampers Square	Hotel/Residential	413 South 2nd St	Society Hill		on hold		2011
Sugar House	Casino	Delaware Ave at Shackamaxon St	Fishtown		Construction		2010
Symphony House	New Residential	400 South Broad St	Center City	L.F. Driscoll/INTECH	Complete		2007
Symphony House II	Mixed Use	299 South Broad St	Center City		hold	n/a	
Temple University School of Medicine	Institutional	3500 North Broad St	North Philly		Complete		2008
Terrace at East Falls	New Residential	4300 Ridge Ave	East Falls	n/a	Extinct	n/a	
The Americana	New Residential	218 Arch St	Old City		hold		2010
The Beaumont	New Residential	110 South Front St	Old City		Complete		2005
The Edge at Ave North	Commercial	1601 North 15th St	North Philly	Tercon	Complete		2006
The Hub on Chestnut	Commercial	3945 Chestnut St	University City		Complete		2007
The Monarch	New Residential	151 South 2nd St	Old City		Complete		2005
The National at Old City	New Residential	200 Cherry St	Old City	INTECH	Complete		2006
The Radian	Mixed Use	3925 Walnut St	University City	INTECH	complete		2008
The St. James	New Residential	200 West Washington Square	Washington Square	L.F. Driscoll	Complete		2004
The Tivoli	New Residential	1900 Hamilton St	Spring Garden	Shoemaker	Complete		2006
Thomas Jefferson University Campus	Institutional		Center City	P.Agnes	Construction		2010
Three Port Center	Commercial	Dr Martin Luther King Blvd at Front St	Camden, NJ	n/a	Extinct	n/a	
Trump Tower Philadelphia	New Residential	709 Penn St	Northern Liberties		on hold/extinct		2010
Two Pennsylvania Plaza	Commercial	1751 JFK Blvd	Center City		Proposed		2010
Umbria Village	New Residential	Umbria St and Parker Ave	Roxborough		Complete		2006
Unimot Tower	Hotel/Residential	n/a	n/a		Proposed		2010
Venice Lofts	New Residential	Fountain St and Flat Rock Road	Manayunk		Complete		2007
W Hotel	Hotel	1200 Arch St	Chinatown		on hold/extinct		2010
Waterfront Square	New Residential	Poplar St at North Penn St	Northern Liberties	Shoemaker	Construction		2009
Weave Bridge	Infrastructure	3000 Locust St	University City		Proposed		2011
Western Union Building	New Residential	1101 Locust St	Center City		Construction		2008
World Trade Square	New Residential	400 North Delaware Ave.	Northern Liberties		on hold/extinct		2012
York Square	New Residential	351 Vine Street	Old City		Complete		2005

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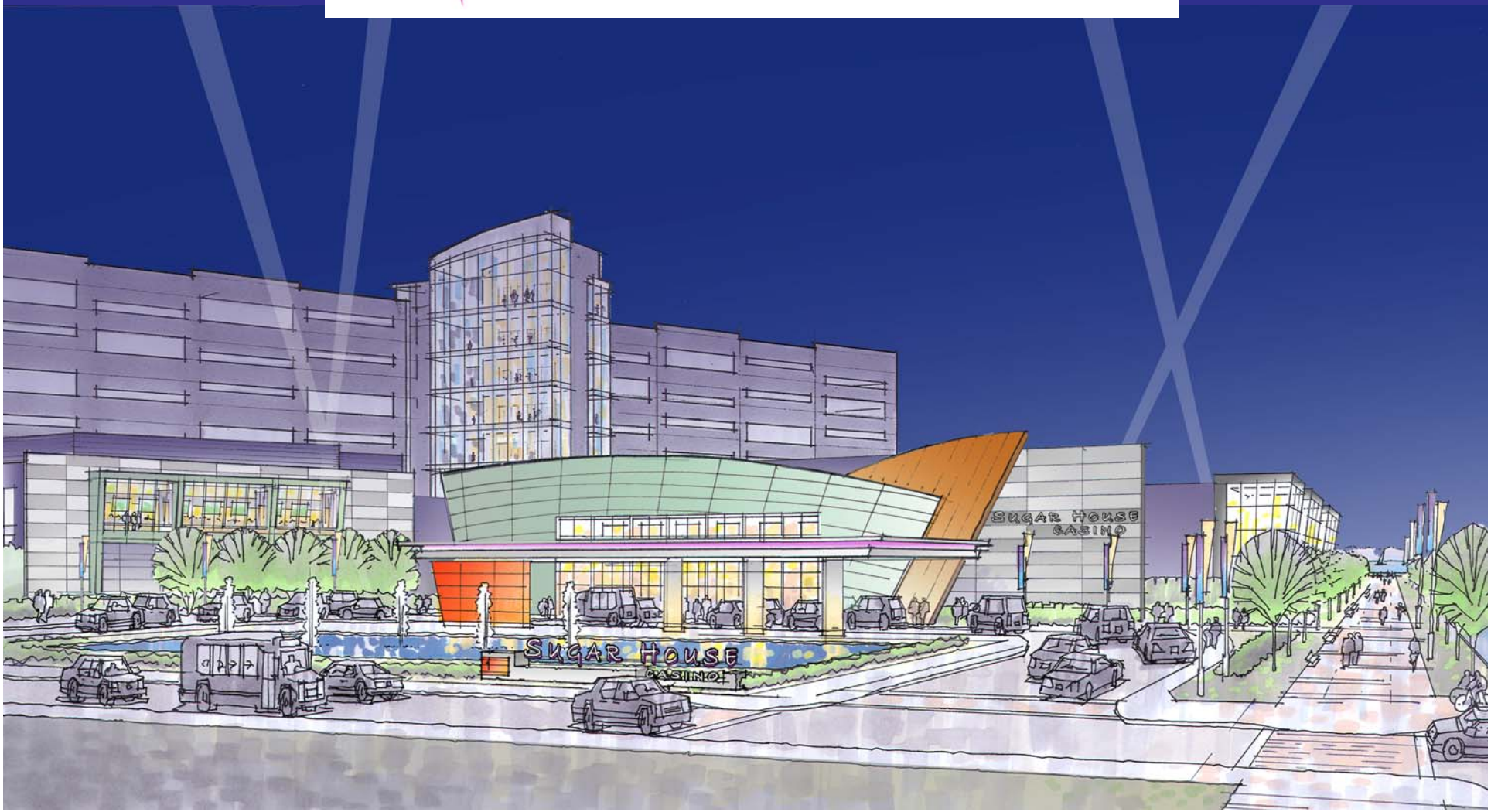

Anticipated Job Creation

CONSTRUCTION JOBS:

INTERIM:	**500**
PHASE I:	**600**
TOTAL:	**1,100 JOBS**

★ Anticipated Job Creation

PERMANENT CASINO JOBS:
(Average compensation, including benefits: $40,000/yr)

INTERIM:	**500**
PHASE I:	**600**
TOTAL:	**1,100 JOBS**

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Career Fair: Rivers Casino - Pittsburgh

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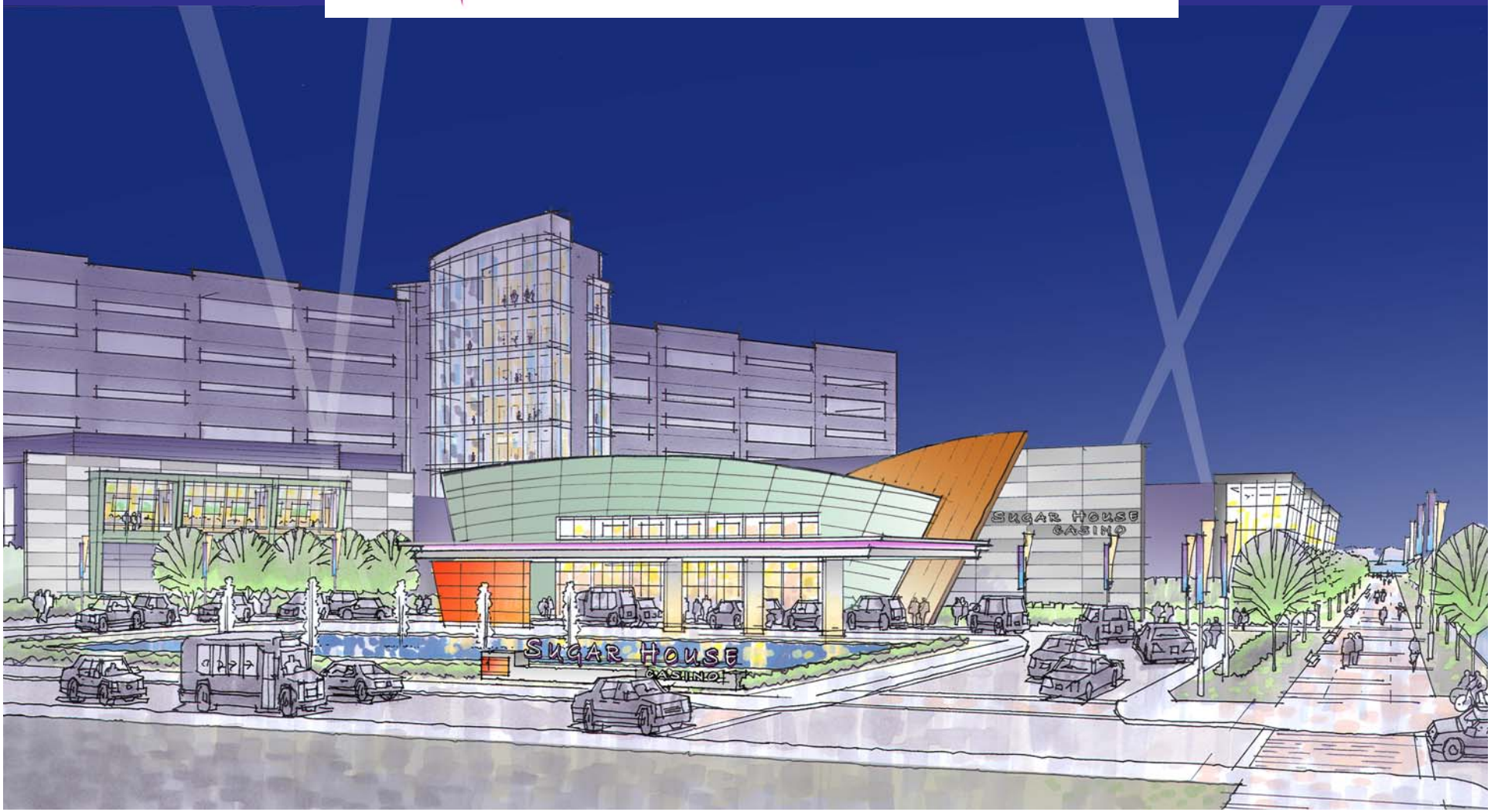

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