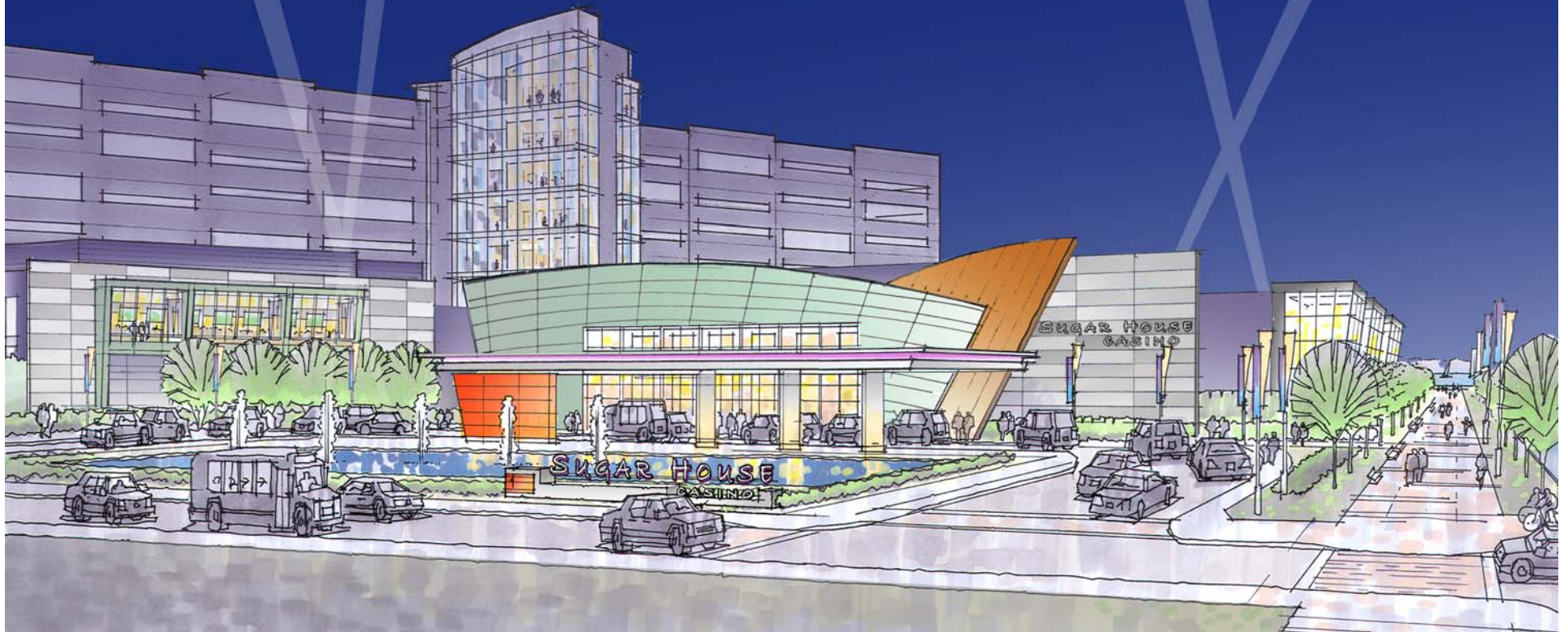


 *Sugar House*
PURE FUN





Letter from Philadelphia Mayor Michael Nutter



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR

May 1, 2009

Honorable Mary DiGiacomo Collins, 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





Letter from Philadelphia Mayor Michael Nutter



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR

May 1, 2009

Honorable Mary Di
Pennsylvania Gam
PO Box 69060
Harrisburg, PA 171
ATTN: Board Sec

RE: HSP Gaming, I

To the Honorable C

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At a press conference on March 15, 2009, I met with HSP representatives and worked cooperatively with HSP to review proposed modifications to the SugarHouse casino along the Delaware River waterfront. Likewise, I met with HSP representatives and supported the concepts in the modified Plan of Development submitted to the Board that the City of Philadelphia approved on March 15, 2009. Since that time, members of my Administration, led by Deputy Mayor John F. C. McLaughlin, have been meeting regularly with HSP representatives and members of the SugarHouse development team to discuss and refine the modified Plan of Development 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 the new garage is available when the expanded Phase 1

of which is based on market conditions, HSP proposes a right-of-way line, thereby fulfilling another important City goal of widening Delaware Avenue.

HSP plan is to rebuild and improve a major thoroughfare through a City right of way on its site. In conjunction with the development of the downtown neighborhood on the other side of Delaware Avenue, HSP will provide surge relief for the entire surrounding community. HSP will determine the best timing for these improvements, and will coordinate with the community, the earliest possible opening date for the new facility to avoid road and traffic disruptions in and around the casino site.

HSP will continue to revise and simplify the review procedures for the modified Plan of Development through a special public meeting of the Planning Commission and the Board 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

"...the modifications HSP is submitting to the Board for approval specifically address several of the City's design principles for development along the river."





Letter from Philadelphia Mayor Michael Nutter



CITY OF PHILADELPHIA

OFFICE OF THE MAYOR

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Our City Planning Commission
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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.

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"...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."

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



★ 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 - 1st 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





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 - 1st DIS

April 29, 2009

Mary DiC
Pennsylv
PO Box 6
Harrisburg

Dear Ms. s

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HSP Gam

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Frank DiCicco
1st District Councilman

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Letter from Philadelphia Councilman Darrell L. Clarke



CITY OF PHILADELPHIA CITY COUNCIL

DARRELL L. CLARKE
ROOM 404 CITY HALL
PHILADELPHIA, PA 19107
(215) 866-3442 or 3443
Fax No. (215) 866-1901

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
Councilman 5th District
Majority Whip



★ Letter from Philadelphia Councilman Darrell L. Clarke



CITY OF PHILADELPHIA
CITY COUNCIL

“...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.”

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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
Councilman 5th District
Majority Whip



★ 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

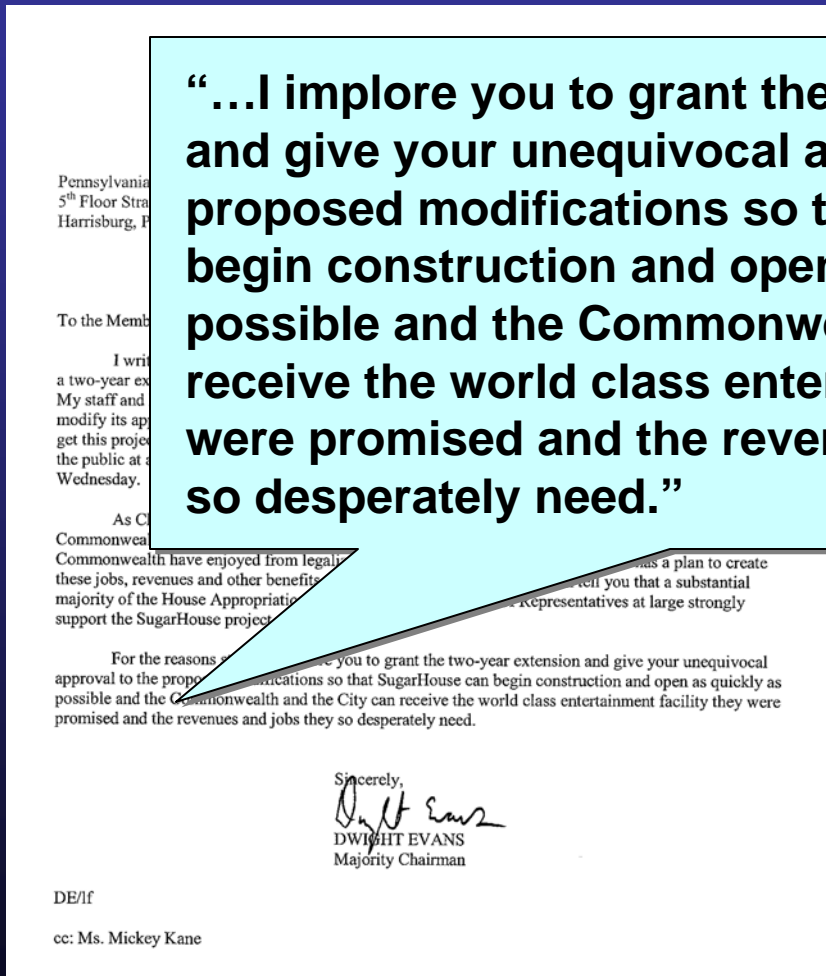
DE/lf

cc: Ms. Mickey Kane





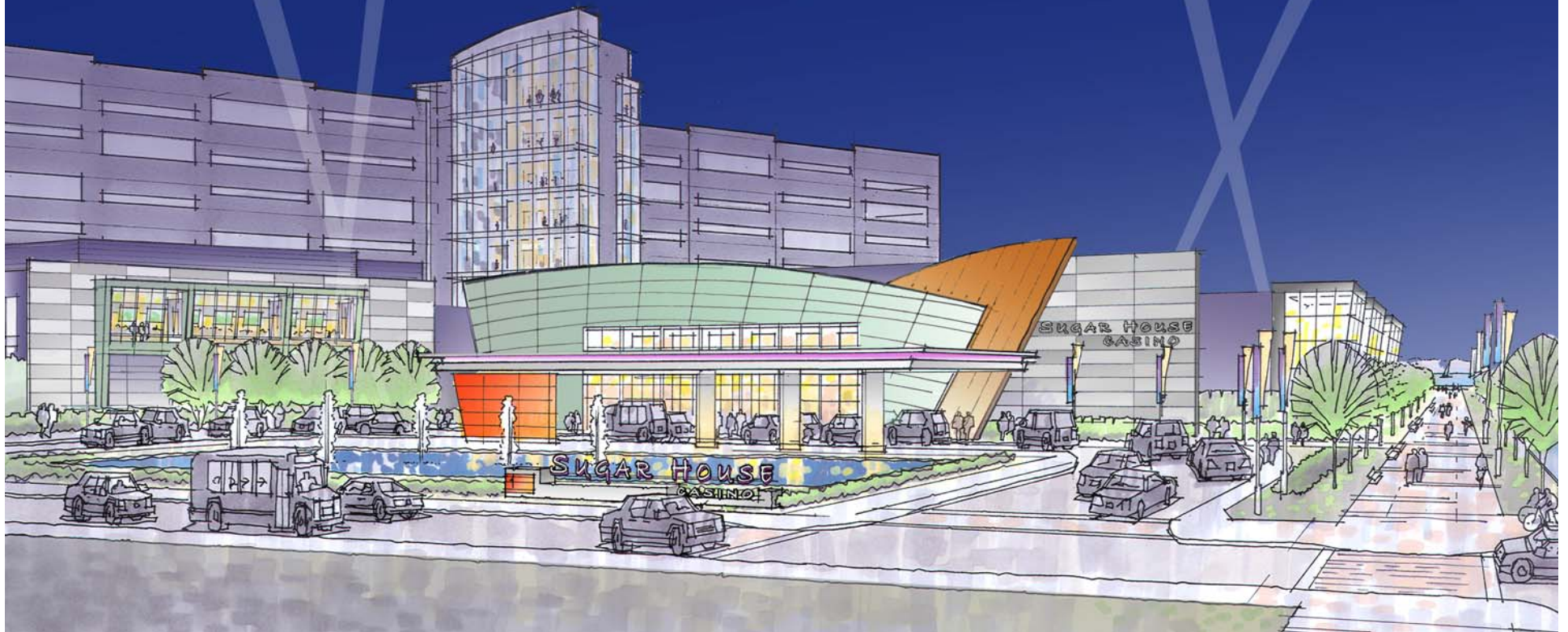
Letter from PA State Representative Dwight Evans



“...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 the jobs they so desperately need.”



 *Sugar House*
PURE FUN



★ 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 Phase 1	\$54	\$73
Total Costs	\$460	\$474

★ Interim Casino

Design/Approval Period: 4 months

Construction Period: 9 months

Anticipated Opening: 2nd Quarter 2010

★ Projected Gross Terminal Revenue

	<u>INTERIM</u>	<u>PHASE I</u>
2006 Projections:	\$182 M	\$372 M
Current Projections:	\$240 M	\$400 M

★ Projected Tax Revenue Per Year

	<u>INTERIM</u>	<u>PHASE I</u>
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

★ Interim Casino: Site Plan

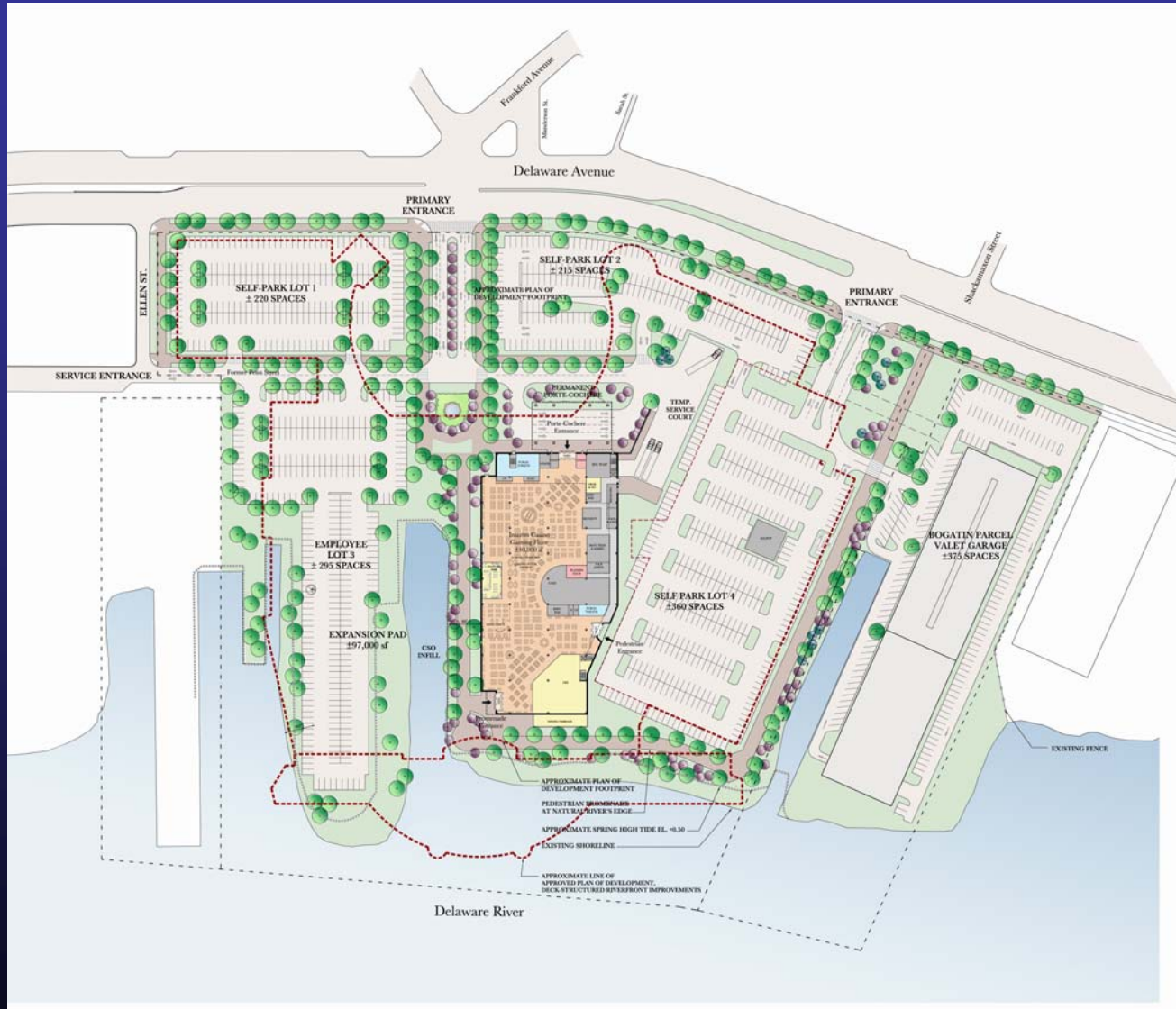


Image courtesy of Cope Linder Architects



★ Interim Casino: Floor Plans

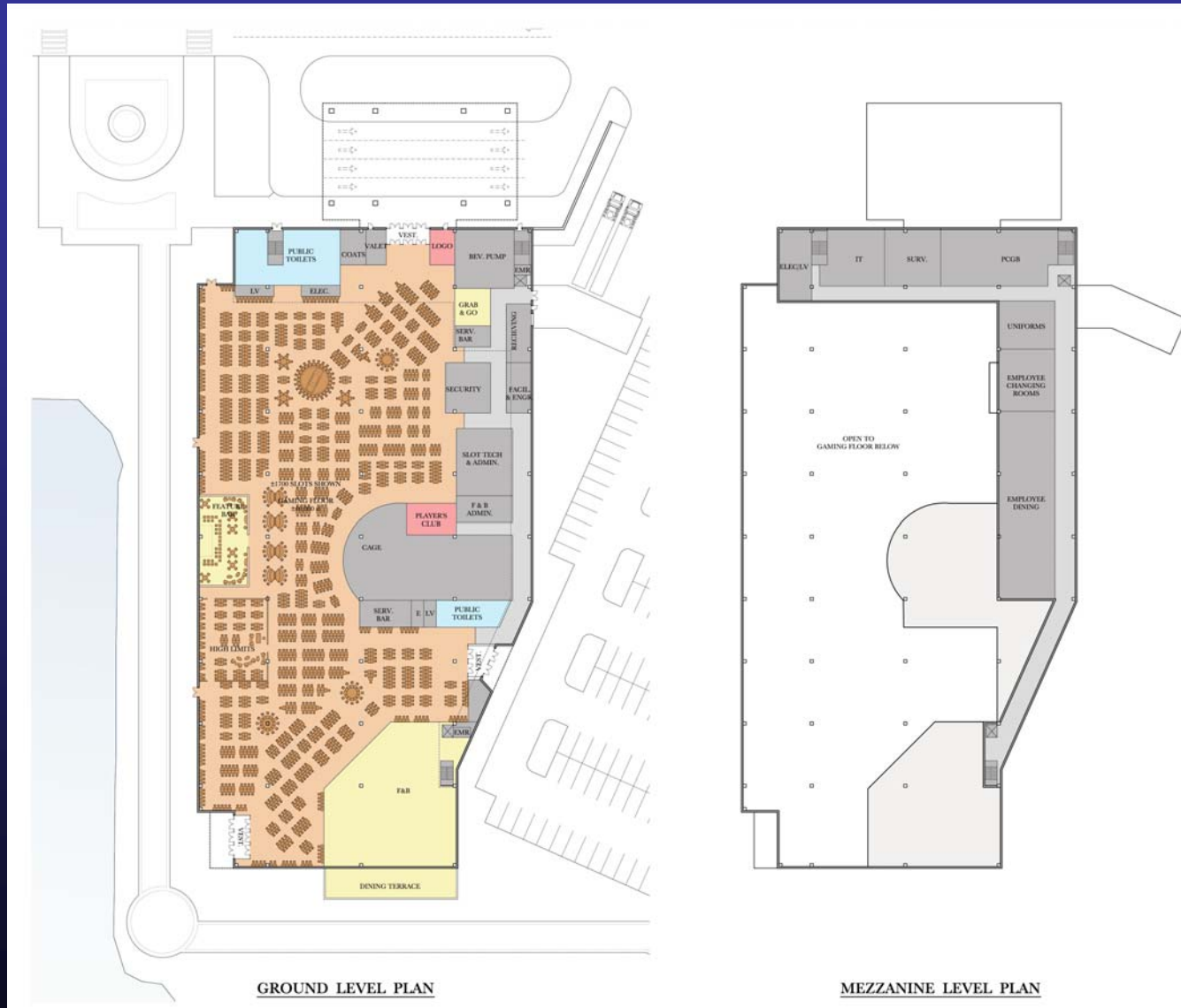


Image courtesy of Cope Linder Architects



★ Phase 1 Casino: Site Plan



Image courtesy of Cope Linder Architects



★ Phase 1 Casino: Mezzanine Level Plan



Image courtesy of Cope Linder Architects



★ Phase 1 Casino: Perspective View

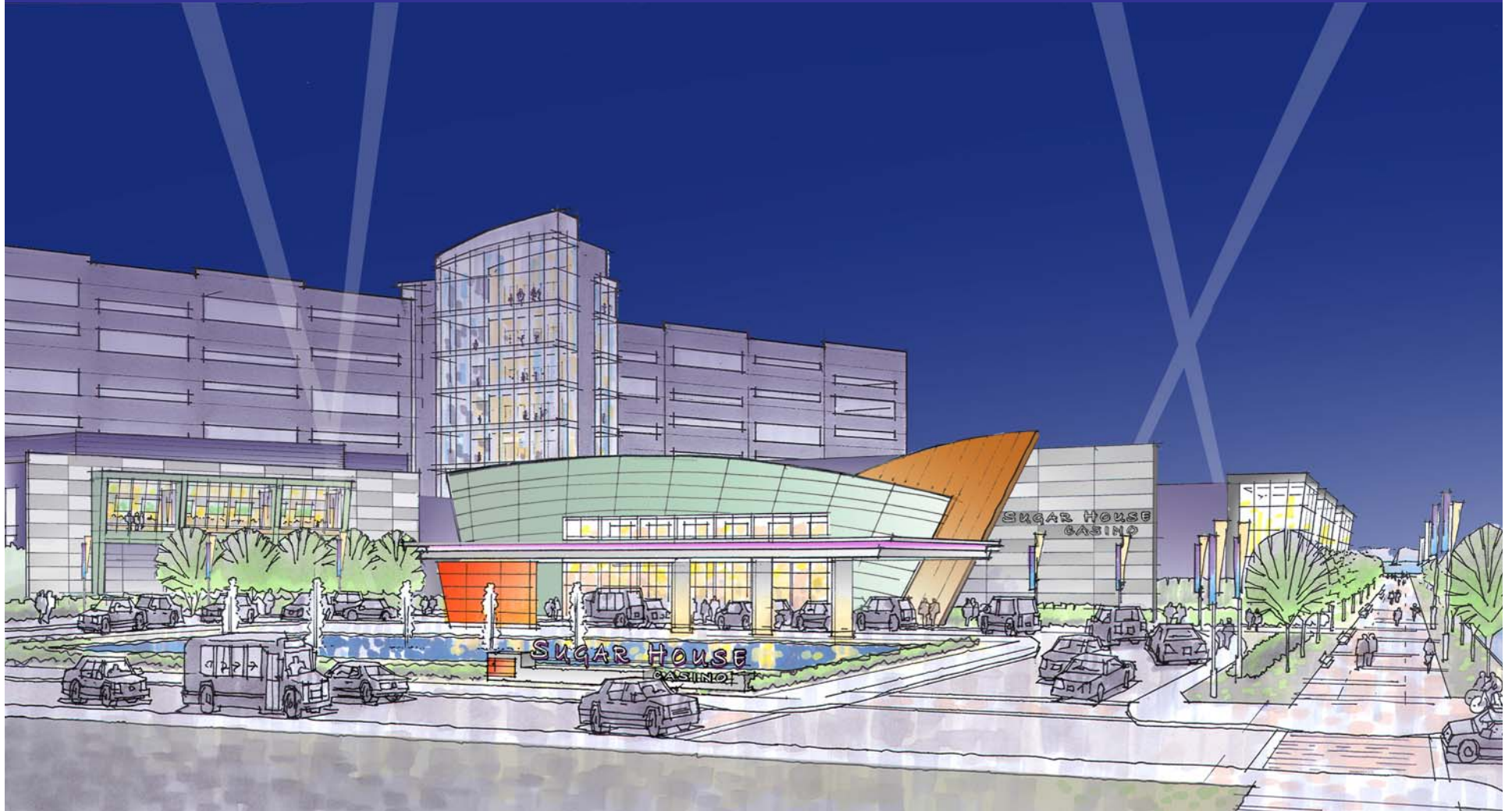


Image courtesy of Cope Linder Architects



★ Phase 2 Casino & Future Development: Site Plan



Image courtesy of Cope Linder Architects



★ Phase 2 Casino & Future Development: Roof Plan

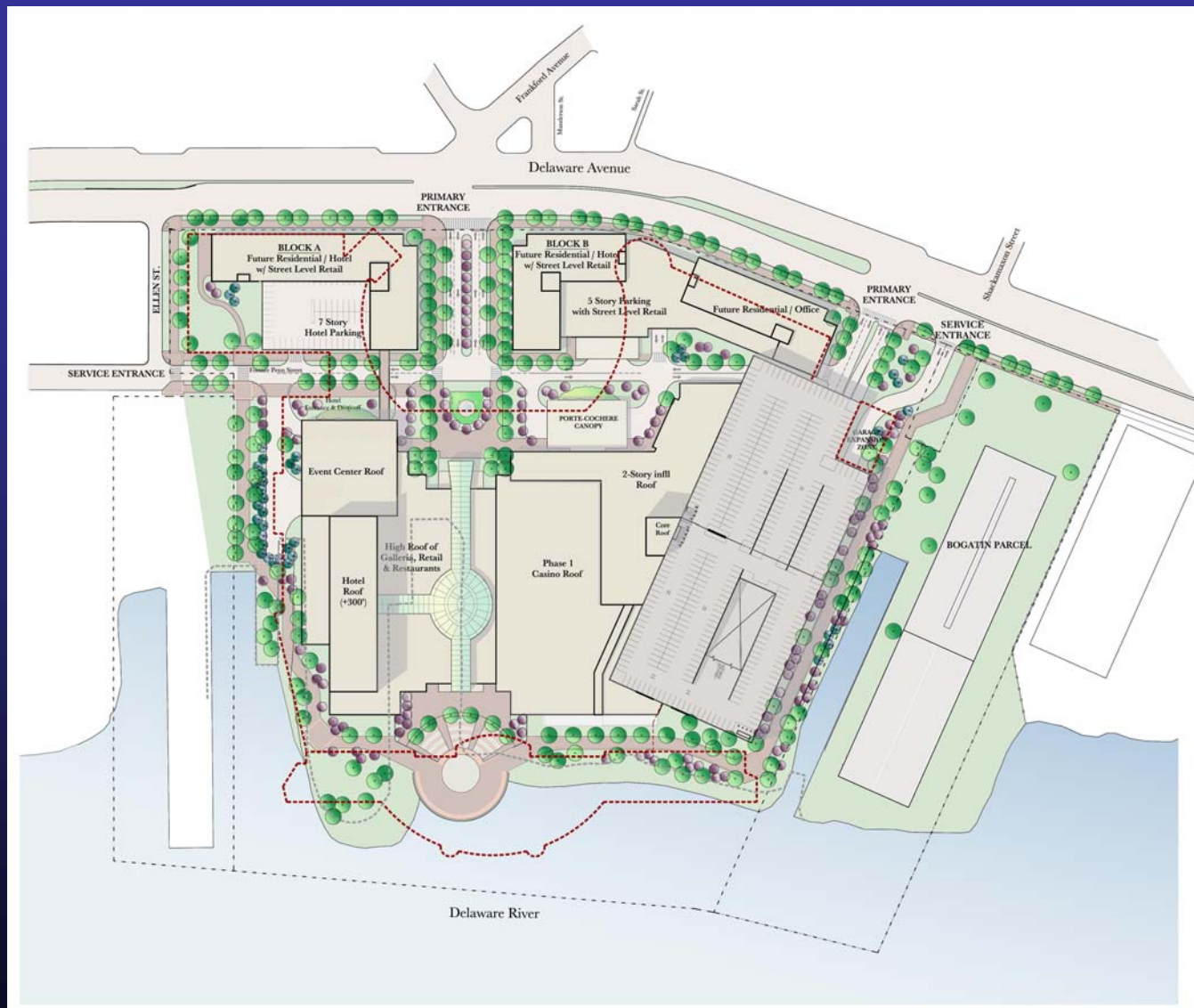


Image courtesy of Cope Linder Architects



★ Proposed Modified Development Plan

- Substantially similar to the 2006 Approved Development Plan

	2006 Approved Development Plan	April 2009 Proposed Modified Plan
<u>INTERIM</u>		
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
<u>PHASE 1</u>		
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.



★ 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



★ Interim Casino Comparison

A Permanent and Core Facility



November 2006 Plan
+/- 1,500 slots

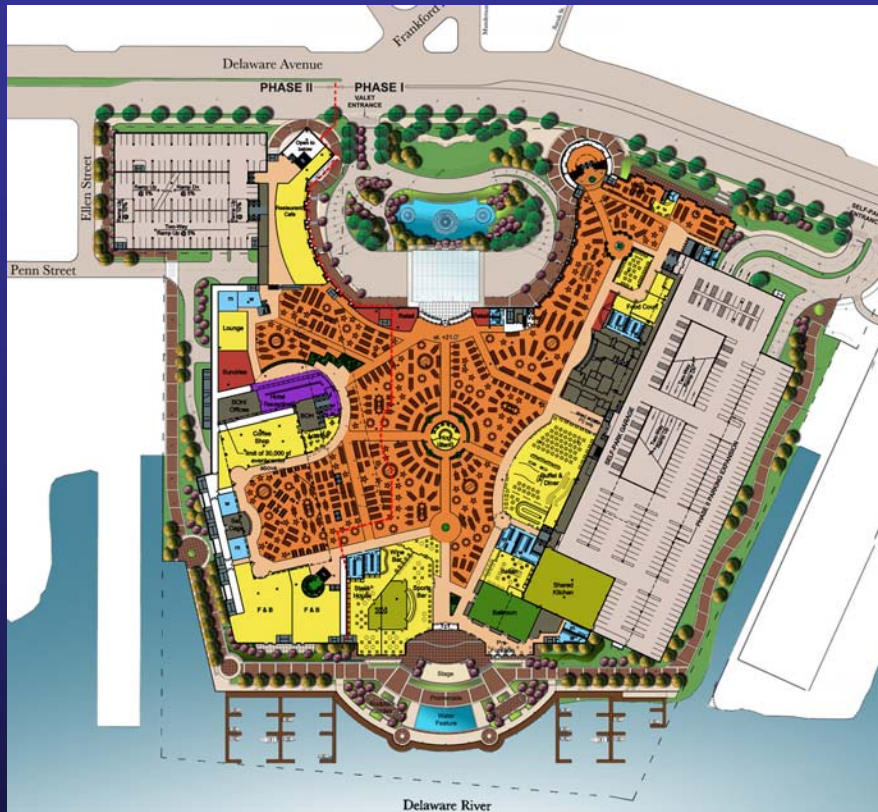


April 2009 Plan
+/- 1,700 slots

Images courtesy of Cope Linder Architects



★ Phase Two / Future Development Comparison



November 2006 Plan

+/- 5,000 slots

Potential Hotel(s) & Addl. Structured Parking



April 2009 Plan

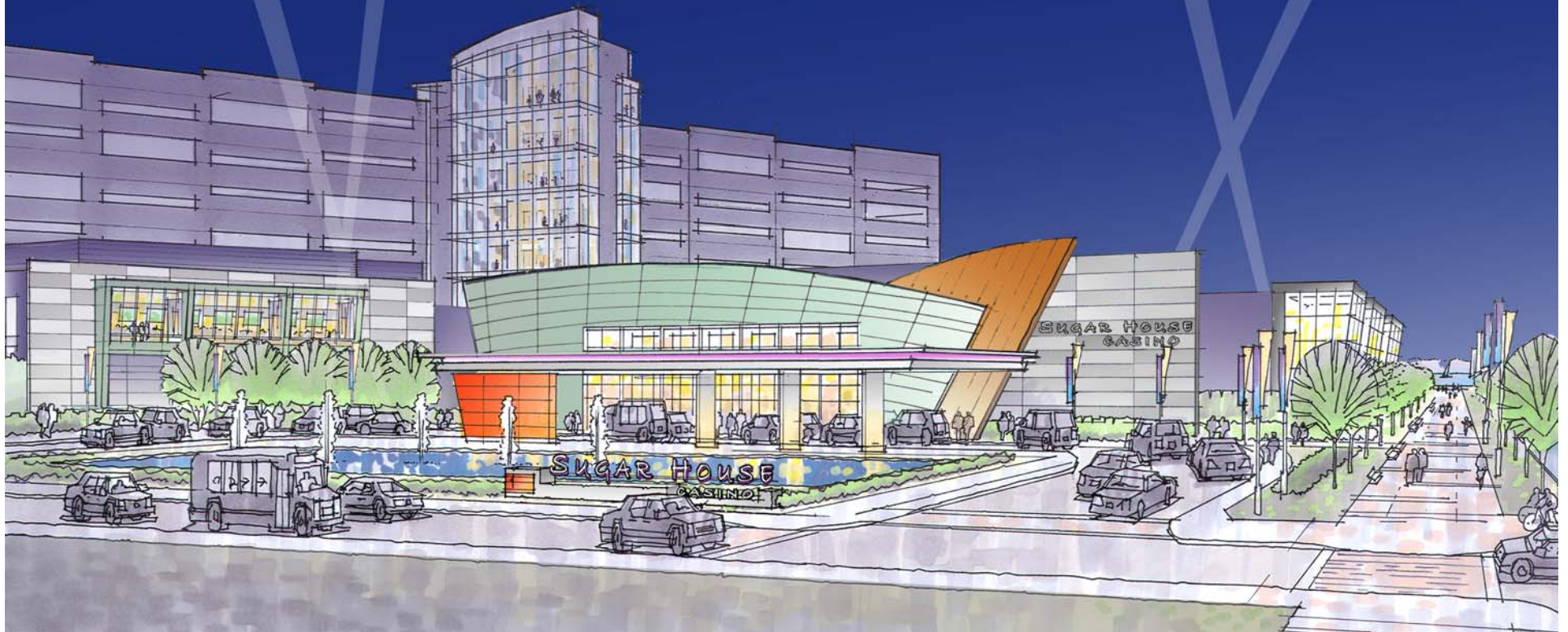
+/- 5,000 slots

Potential Hotel(s) & Addl. Structured Parking

Images courtesy of Cope Linder Architects



 *Sugar House*
PURE FUN



★ 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

★ 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

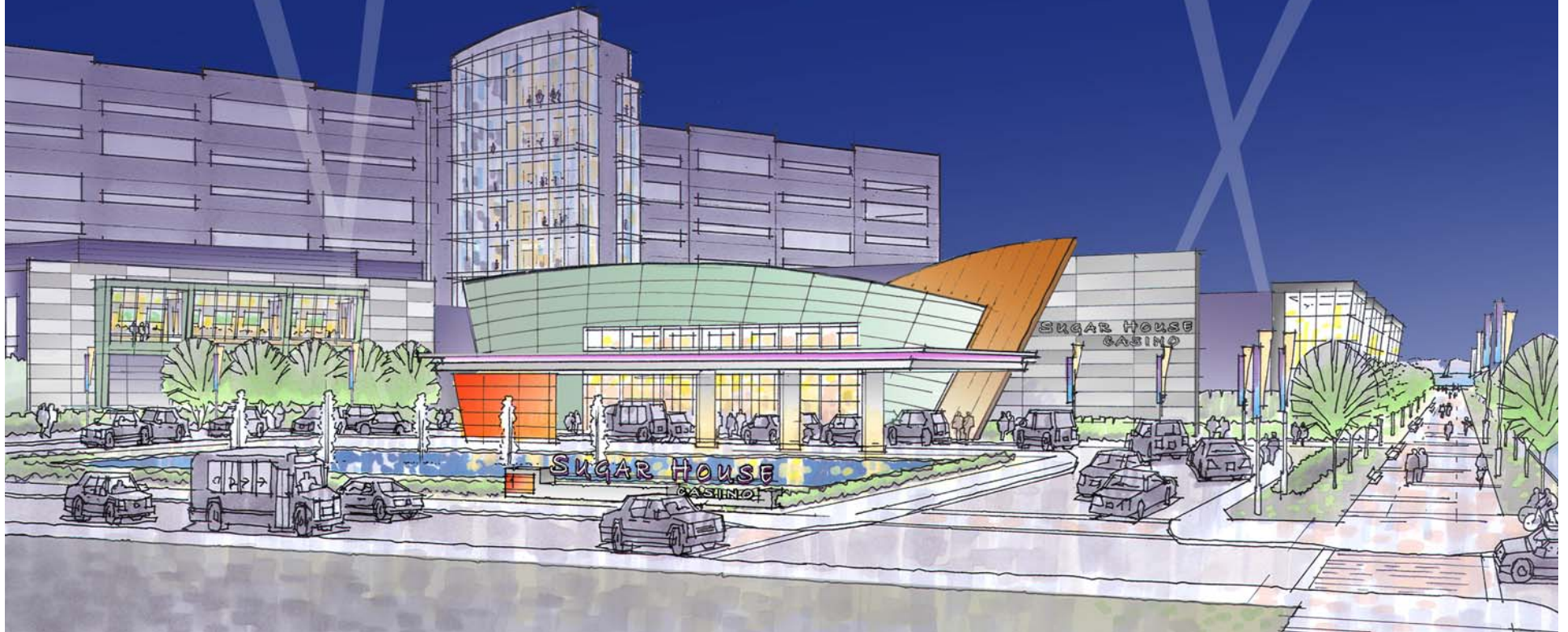
STATE:

- 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)



 *Sugar House*
PURE FUN



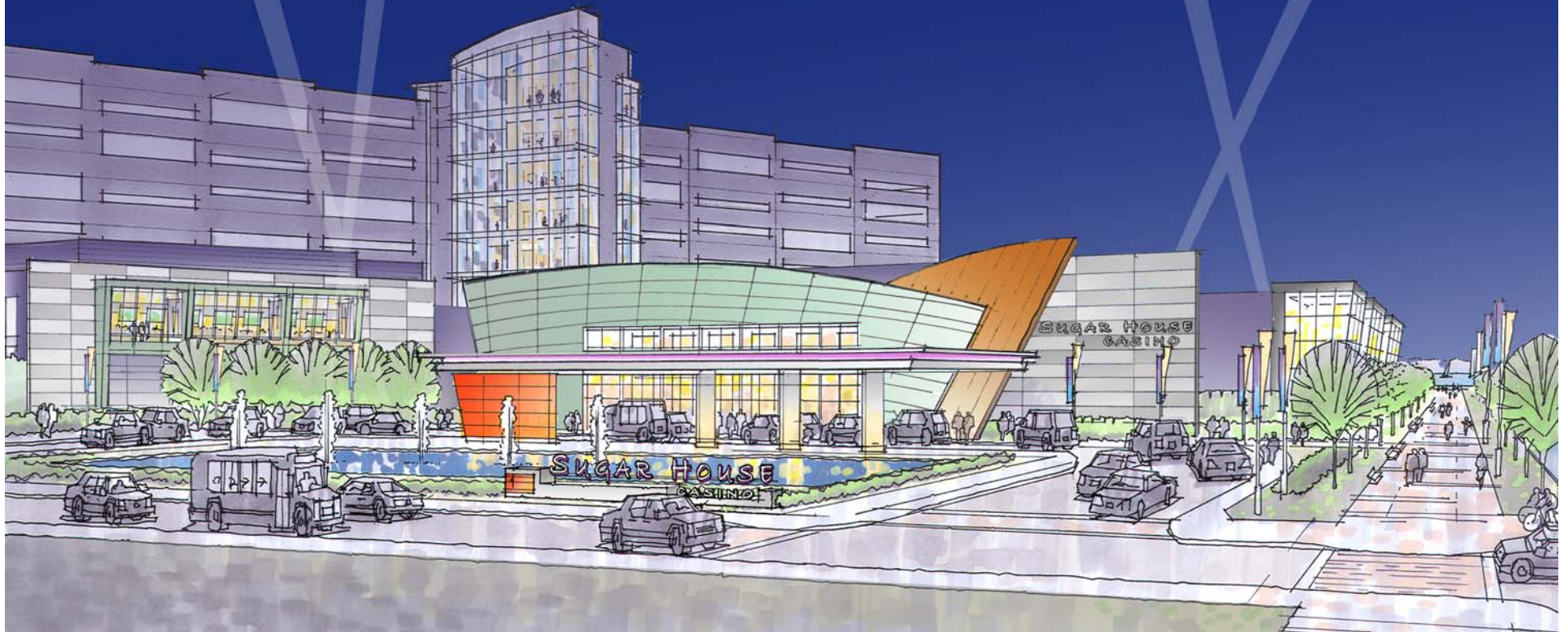
★ Interim Casino

Design/Approval Period: 4 months

Construction Period: 9 months

Anticipated Opening: 2nd Quarter 2010

 *Sugar House*
PURE FUN





Philadelphia Development Projects

Proposed Construction
Conceptual

Postponed, Extinct
Hold, Complete

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		Completed	2008
1101 North Delaware	New Residential	1101 Delaware Ave.	Fishtown		Proposed	n/a
1300 Burtwood	New Residential	1300 Burtwood St.	Chilworth		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 (P1)	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	1600 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 (P1)	New Residential	1919 Market St.	Center City	n/a	Extinct	n/a
18th and Spring Garden	New Residential	1890 Spring Garden St.	Spring Garden		on hold	n/a
22 Front	New Residential	22 Front St.	Old City	P. Agnes Inc.	Complete	2006
2400 South Street	New Residential	2400 South Street	Graduate Hospital		zoning	2010
348th Street Residence Hall	Institutional/Residential	348th 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 Parking	Commercial	2090 Market St.	Center City		Conceptual	n/a
Aloft Hotel	Hotel	4301 Island Ave.	Airport	Shoemaker	Complete	2006
American Commerce Center	Mixed Use	1800 Arch St.	Logan Square		Proposed	2013
American Loft	New Residential	218 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
Abner Kent Museum	Institutional	15 S. 7th Street	Old City	C. Erickson and Sons	Construction	2006
Barnes Museum	Cultural	2001 Ben Franklin Parkway	Logan Square	L.F. Dreot	Design	n/a
Boyd Theater Entertainment Complex	Mixed Use	19th and Chestnut	Center City		Proposed	
Bridgeman'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
Cabler Museum	Cultural	2160 Ben Franklin Parkway	Logan Square	n/a	Extinct	n/a





Philadelphia Development Projects (continued)

Chestnut Tower	Hotel	1122 Chestnut St.	Center City		Proposed	2010
Cla Centre	Commercial	2951 Arch St.	University City	Turner	Complete	2006
Cla Centre South on Chestnut	Mixed Use	3505 Chestnut St.	University City		postponed garage	2011
Cla Centre South on Walnut	New Residential	3004 Walnut St.	University City		Postponed	2011
Colket Translational Research Building	Institutional	3550 Civic Center Blvd	University City	Turner	Construction	2008
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	2006
Convention Center Expansion	Commercial	121 North Broad St.	Center City	Keating	Construction	2011
Cu257	New Residential	257 North 2nd St.	Old City		Construction	2006
Dilworth House	New Residential	223 South 6th St.	Washington Square		on hold/indct	2011
Domus	New Residential	3401 Chestnut St.	University City		Complete	2007
Drexel Hotel	Hotel	3001 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/indct	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	2008
Foxwoods Philadelphia	Casino	South Columbus Blvd at Reed St.	South Philadelphia	T.N. Ward	Proposed	
Hamilton Village Towers at Upern	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	2006
Integrated Science Building	Drexel University		Drexel University		Construction	
Jefferson Garage	Commercial	950 Chestnut St	Washington Square		Complete	2006
Knigs 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	2006
L'Eau Condominiums	New Residential	653 North American St.	Northern Liberties		Construction	2006
Liberties Walk	Commercial	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/indct	
Lofts 640	New Residential				on hold/indct	
Mandeville Place	New Residential	2401 Walnut St.	Center City		hold	2012
Marina View Towers	New Residential	450 North Delaware Ave.	Northern Liberties		Postponed	2011
Murano	New Residential	2104 Market St.	Center City	Turner	Complete	2006
Main Post Office Bldg. Renovation	Government		Philadelphia		Construction	
Museum of American Jewish History	Cultural	490 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 106	New Residential	106 Arch St	Old City		Complete	2006
Old City 206	New Residential	206 Race St	Old City		Postponed	2011
One Hancock Square	New Residential	1001 North 2nd St	Northern Liberties		Complete	2006
Parkway 22	New Residential	591 North 22nd St	Spring Garden		on hold/indct	2010
Parkway Plaza	Commercial	1501 Arch St.	Center City	n/a	Extinct	n/a
Pavilion East	Commercial	850 Market St	Market East		on hold/indct	n/a
Pearl	New Residential	111 North 9th St	Chinatown		Complete	2007
Penn Treaty Tower	New Residential	1131 North Delaware Ave.	Fishtown		Proposed	2010



Philadelphia Development Projects (continued)

Penna Point Tower	New Residential	1101 North Delaware Ave.	Fishtown		Proposed	2011
Pennelman Center for Advanced Medicine	Institutional	3400 Civic Center Blvd	University City	L.F. Driscoll	Complete	2008
Philadelphia River City	Mixed Use	2200 JFK Blvd	Logan Square		Conceptual	2020
Plaza 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	1111 North Delaware Ave.	Northern Liberties		Proposed	2011
Q	New Residential	690 North 2nd St.	Northern Liberties		Proposed	2011
Residences at the Ritz-Carlton	New Residential	1460 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	
Schmid's Tower	New Residential	1100 North 2nd Street	Northern Liberties		on hold/indict	2010
Skidmore 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	2006
The Edge at Ave North	Commercial	1601 North 15th St	North Philly	Torcon	Complete	2006
The Hub on Chestnut	Commercial	3945 Chestnut St	University City		Complete	2007
The Moroccan	New Residential	151 South 2nd St	Old City		Complete	2006
The National at Old City	New Residential	200 Cherry St	Old City	INTECH	Complete	2006
The Radlan	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/indict	2010
Two Pennsylvania Plaza	Commercial	1751 JFK Blvd	Center City		Proposed	2010
Umbria Village	New Residential	Umbria St and Parker Ave	Roxborough		Complete	2006
Unknot Tower	Hotel/Residential	n/a	n/a		Proposed	2010
Venice Lofts	New Residential	Fountain St and Flat Rock Road	Mansyunk		Complete	2007
W Hotel	Hotel	1200 Arch St	Chinatown		on hold/indict	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/indict	2012
York Square	New Residential	351 Vine Street	Old City		Complete	2006

 *Sugar House*
PURE FUN



★ 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

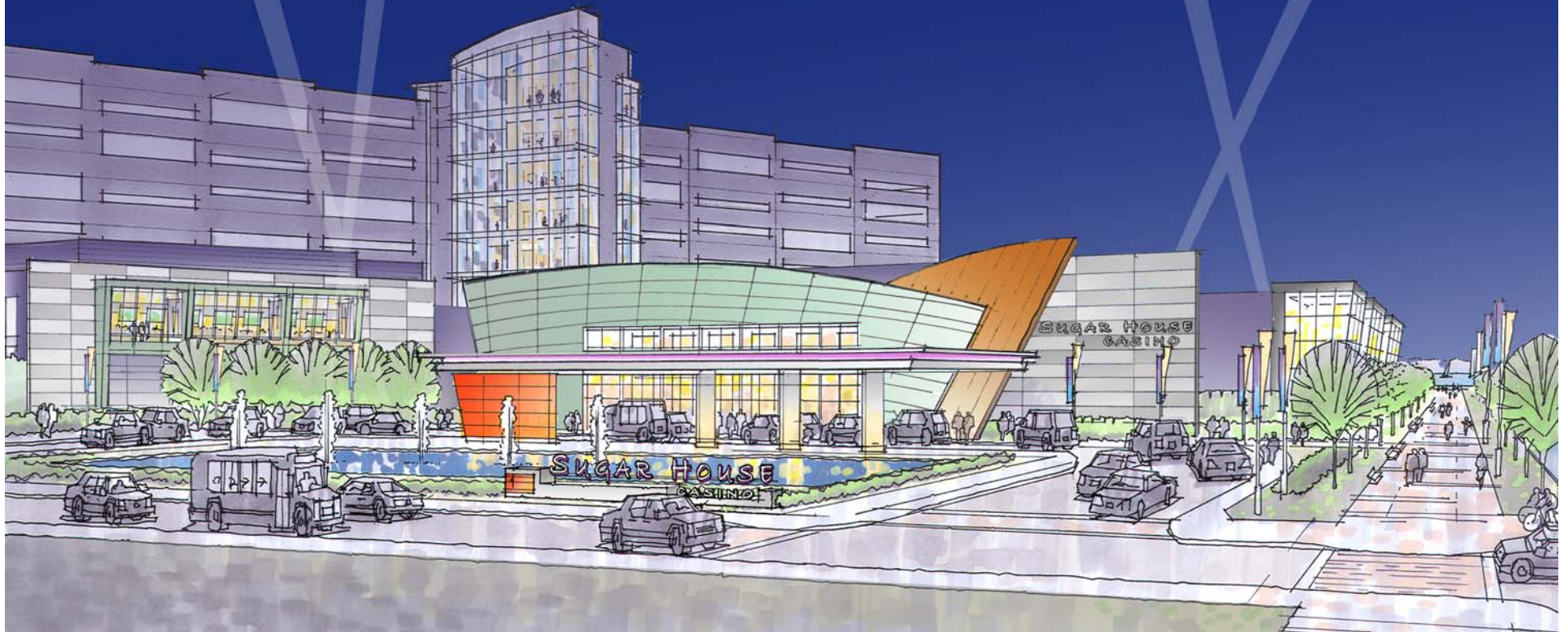
PHASE I: 600

TOTAL: 1,100 JOBS

★ Career Fair: Rivers Casino - Pittsburgh



 *Sugar House*
PURE FUN





Sugar House