




**Pennsylvania
Gaming Control Board**



**WRITTEN COMMENT TO BE INCLUDED IN THE
EVIDENTIARY RECORD OF THE PUBLIC INPUT HEARINGS**

I request that the following comments be made part of the public input hearing record and considered by the Pennsylvania Gaming Control Board prior to awarding licenses for slot operators:

Name: Allan M. Tepper, J.D., Psy.D.

Address: 

Telephone: 

Organization, if any: _____

Employer: self

COMMENTS: (Please use second page if more space is required)

I would like to voice my strong opposition to the building of a casino at Delaware and Reed Street.

In the past, there has been no methodic review of the noise, congestion, traf

Comments: Page 2 (continued)

environmental impact; and loss of quality
life resulting from the over expansion
this area of the City.

This casino site will only exacerbate
lapse in city planning.

If casinos are deemed necessary, we
at least are entitled to a
measured plan of action.

I, Allan M. Tepper

verify that the information contained in this written
comment is true and correct to the best of my knowledge and belief.

Ar am/Am

Comments: Page 2 (continued)

See English version of petition:

See attached petition written in Spanish.

All signatures were obtained with the help of a translator from Spanish speaking in South Philadelphia.

Se

I, Ani Martin verify that the information contained in this written comment is true and correct to the best of my knowledge and belief.



Pennsylvania Gaming Control Board



WRITTEN COMMENT TO BE INCLUDED IN THE EVIDENTIARY RECORD OF THE PUBLIC INPUT HEARINGS

I request that the following comments be made part of the public input hearing record and considered by the Pennsylvania Gaming Control Board prior to awarding licenses for slot operators:

Name: Andrea Russell

Address: [REDACTED]

Telephone: _____ E-mail: _____

Organization, if any: _____

Employer: _____

COMMENTS: (Please use second page if more space is required)

Let's talk about traffic. I live within walking distance to the proposed gambling site on Delaware and Reed Streets. On a good day (no sports games or concerts), Delaware Avenue and the connecting streets are congested. Just imagine the traffic when there are events. Gridlocks are a common occurrence. There is nowhere to go.

Let's talk about water and sewage. Philadelphia is a one pipe town. We have a problem with the new stores on Delaware and Snyder. What will we have with a casino? Contrary to what you may think, we like to take showers and flush our toilets. Water pressure is a very important issue.

Let's talk about trash. What are you going to do about trash created by the casinos?

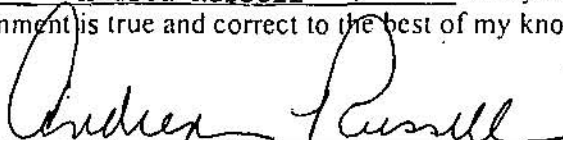
Let's talk about electricity. Are we going to have blackouts as a result of the casinos using excessive electricity?

Let's talk about taxes? What benefits will the citizens of Philadelphia have? Will our property taxes go down as a result of all the "revenue" created by the casinos?

I am against the casino being built in my neighborhood. The Harrisburg area seems to have ample land for a casino.

Comments: Page 2 (continued)

I, Andrea Russell verify that the information contained in this written comment is true and correct to the best of my knowledge and belief.





Mary Reinhard

June 1, 2006

Pennsylvania Gaming Control Board
P.O. Box 69060
Harrisburg, PA 17106-9060

Dear Officials,

I am writing to you today to
implore you to lift the looming
threat to our neighborhood's people
and wonderful historic homes.

We do NOT want this Foxwoods
Casino imposed upon us by you.
The unspeakable blight, traffic
gridlock, crime, pollution

628913-30

Falling property values and
literal destruction of our
houses when eminent domain
takes our homes for ^{I 95} off-ramps
onto Front Street are the stuff
of nightmares for us all.

We want a year's moratorium on
any decisions on locations,
we want more time to provide

you with input and we
demand that our elected
officials provide these things.
If they don't, they will hear from
us on election day.

Sincerely,

Mary O. Lambert



Pennsylvania
Gaming Control Board



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I request that the following comments be made part of the public input hearing record and considered by the Pennsylvania Gaming Control Board prior to awarding licenses for slot operators:

Name: DIANE MAYER

Address: [REDACTED]

Telephone: [REDACTED]

Organization, if any: _____

Employer: _____

COMMENTS: (Please use second page if more space is required)

I am opposed to casinos in Phila. The Foxwood plan is the most inappropriate design in the worst location. If we have to have a casino in Phila it should be in a location that would not impact nearby residents & minimize traffic congestion.

Thank you Diane Mayer



Pennsylvania Gaming Control Board



WRITTEN COMMENT TO BE INCLUDED IN THE EVIDENTIARY RECORD OF THE PUBLIC INPUT HEARINGS

I request that the following comments be made part of the public input hearing record and considered by the Pennsylvania Gaming Control Board prior to awarding licenses for slot operators:

Name: Gary King

Address:

Telephone:

Organization, if any:

Employer: Bristol-Myers Squibb Co.

COMMENTS: (Please use second page if more space is required)

I am opposed to proposal by Foxwoods, to build a casino on Columbus Blvd. at Reed St. The casino is projected to draw on the order of 25,000 patrons per day, many who will travel there by car. This will create an impossible traffic situation on Columbus Blvd. and on nearby streets. Traffic on Columbus Blvd., between Christian and Snyder is already very congested, due to the many retail stores, like Home Depot, Lowes and others located in this area, which attract many customers who drive to these stores. The addition of casino-generated traffic will severe

Comments: Page 2 (continued)

and will be a misery for everyone who needs to travel on Columbus Blvd. for shopping or to go to work, or home.

I, Gary King
~~Gary King~~ verify that the information contained in this written comment is true and correct to the best of my knowledge and belief.

Gary King



**Pennsylvania
Gaming Control Board**



**WRITTEN COMMENT TO BE INCLUDED IN THE
EVIDENTIARY RECORD OF THE PUBLIC INPUT HEARINGS**

I request that the following comments be made part of the public input hearing record and considered by the Pennsylvania Gaming Control Board prior to awarding licenses for slot operators:

Name: Rene Goodwin, Chairperson, Riverfront Communities United

Address:

Telephone:

Organization, if any: RIVERFRONT COMMUNITIES UNITED

Employer: _____

COMMENTS: (Please use second page if more space is required)

See next page.

RIVERFRONT COMMUNITIES UNITED
PHILADELPHIA, PA

2 June 2006

Pennsylvania Gaming Control Board
P. O. Box 69060
Harrisburg, PA 17106

Members of the Pennsylvania Gaming Control Board,

We, the RIVERFRONT COMMUNITIES UNITED, a coalition of 7 community groups and one business district in Philadelphia, submit to you these written comments accompanied by supporting exhibits. The RIVERFRONT COMMUNITIES UNITED (RCU) came together for the express purpose of opposing the application for a casino license on the waterfront at Columbus Boulevard and Reed Street. The application was submitted under the name of the Philadelphia Entertainment and Development Partners, L.P. (Foxwoods Development Company L.L.C.),

We steadfastly oppose this application for a proposed casino for a variety of reasons. The community is united in its objection to this site. All facts considered, it is not the best site for a casino project. The enclosed exhibits will support our position and give you a clear understanding of the reasons why we oppose the site. The exhibits include:

- EXHIBIT NO. 1** - **Power Point Presentation (bound hard copy)**
- EXHIBIT NO. 1A** - **Power Point Presentation (CD ROM)**
- EXHIBIT NO. 2** - **Copies of Testimony Presented April, 2006, in Phila. by Members of RCU**
- EXHIBIT NO. 3** - **Preliminary Review of a Traffic Impact Study of the Proposed Foxwoods Casino in Phila., PA**
- EXHIBIT NO. 4** - **Photos from Protest Rally, May 20, 2006**
- EXHIBIT NO. 5** - **Video (3 ½ min) of Protest Rally, May 20, 2006**
- EXHIBIT NO. 6** - **Press Clippings**
- EXHIBIT NO. 7** - **Signed Protest Petitions**

The report titled "*Preliminary Review of a Traffic Impact Study of the Proposed Foxwoods Casino In Philadelphia, Pennsylvania,*" was prepared by F. Tavani (bio included in rear of study) and Associates, Inc. ("FTA"), a full service traffic engineering and planning company with extensive experience in the Delaware Valley and throughout Pennsylvania and New Jersey. Given that the Foxwoods final report was only released last week, the FTA report is preliminary and a supplemental review will be provided as soon as reasonably possible. In this short time period, however, we are pleased that FTA has been able to provide the enclosed report containing many points and conclusions, including the following:

Comments: Page 2 (continued)

To: Pennsylvania Gaming Control Board

From: Riverfront Communities United

- the Foxwoods studies present at least eight (8) significant "issues of concern" that warrant further data gathering and analysis;
- based on the information provided by Foxwoods, it would be imprudent for the PGCB to rely on a new I-95 southbound off ramp as providing any relief or mitigation of traffic congestion associated with the proposed casino; and,
- in general, the studies put forth by Foxwoods contain so many "issues of concern" that warrant so much follow-up investigation, that the studies in their current form do not allow the PGCB to make meaningful and informed decisions as to the traffic issues related to Foxwoods existing at this location.

As stated, we intend to provide a supplemental traffic review as soon as reasonably practicable. We sincerely hope that the PGCB will consider these additional reviews, even though they will be submitted past the current deadline of June 2, 2006. As we asserted in letters to the PGCB, this is only fair given that Foxwoods issued its "Final Report" with less than two weeks remaining in the current public comment period.

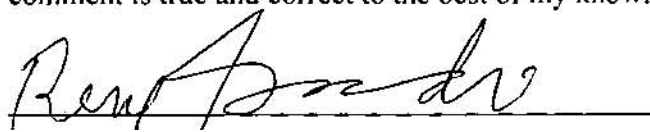
These materials along with the oral and written testimony of many others will present to you a united, strong opposition to the Foxwoods site. We are confident that once you have reviewed these materials, considered the consistency of our opposition, the vitality of our neighborhoods, the significant development that has occurred and continues, the economic vitality of our community, you, the members of the Pennsylvania Gaming Control Board, will come to the only obvious conclusion. This is a bad business decision and not the best site for a casino.

Sincerely,



Rene Goodwin
Chair, Riverfront Communities United

I, Rene Goodwin verify that the information contained in this written comment is true and correct to the best of my knowledge and belief.



2 C.D's - Power point
on file in
Office of the Clerk

Riverfront Communities United
Philadelphia, PA
Exhibit No. 2
Copies of Testimony Presented

April, 2006 In Philadelphia



SOCIETY HILL CIVIC ASSOCIATION

April 12, 2006

Testimony of Ray Swerdlow, Board Member of Society Hill Civic Association and
Chair Gaming Committee

Ladies and Gentlemen of the Pennsylvania Gaming Control Board, I represent the Society Hill Civic Association and I am also a member of the Riverfront Communities United. Our neighborhood is one of the most unique in the country for many reasons.

To our north are the great historical sights recognized around our nation and in fact, the world. Independence Hall, The Liberty Bell, Betsy Ross' house and the many other 17th & 18th century buildings lovingly preserved as national treasures. This area is the #1 tourist destination in our city. The area has become increasingly popular now that the National Constitution Center is open. There are many ways that our city transports tourists around our neighborhood from the quaint and slow-moving horse drawn carriages, the world war 2-era amphibious Duck Boats to double decker busses, trolleys and of course the fleet of taxi cabs.

The second most visited tourist attraction bordering the south of our neighborhood is the South Street district. This area is popular with neighbors, visiting tourists, conventioners staying at one of the many hotels in our neighborhood and those people from the region who come down to patronize the many and varied restaurants shops, musical and comedy venues or just come down to window shop.

To the east is the waterfront with nautical-based attractions from a museum to boats and submarine. This is a popular place where the city holds month-long events leading up to and including Forth of July festivities. The plazas host ethnic celebrations, wine tastings, concerts and in the winter, ice skating. Residents live in condos and apartments on the river, dine at local restaurants and clubs that will be severely impacted by Casinos offering below market priced food and beverages. Today there are very few restaurants and clubs in Atlantic City that are not located in casinos, whereas there were once many. People, locals and tourists take the ferry to Camden, New Jersey. There they enjoy riverside venues including the Battleship New Jersey, minor league baseball, the aquarium in addition to the Tweeter center host of many musical concerts.

West of our neighborhood are still more homes, apartments and condos. Many small business' and restaurants provide services and products to the area which also becomes the central business district.

Society Hill has been designated as a historical district. Our neighborhood has many colonial-era cobblestone streets that can barely support the width of SUV's & cars. It is a neighborhood of modern urban pioneers and homesteaders whose vision built the Society Hill we love. The neighborhood is increasingly filled with strollers and young children who learn and play in the many pre-schools, public and private schools. As with any neighborhood, we have supermarkets and other stores necessary for our day-to-day needs. We also share our environment with tourists who visit us on foot, ride the carriages and drive through our streets. We host many of

these people year-round. Among the advantages of city life is the ability to do many errands and conduct our business on foot. If we required cars to perform our daily task we would suffer perpetual gridlock on our streets. Unfortunately, several pedestrians have been killed on our streets by speeders unfamiliar with our neighborhood. Our streets are also used as traffic routes by people living in neighboring communities and others taking a shortcut to the Delaware River Bridges and the South Philadelphia sports venues. Delaware Avenue has become increasingly busy with the addition of several shopping centers that include major national and international retail giants.

The two proposed casino venues are equidistant from our neighborhood boundaries. We look at the issue of the placement of these sites on a fair and equal basis. The Riverwalk Casino has a number of pluses. It is on a smaller, City owned site that will pay rent to the city in addition to the portion of revenues paid to the State and City. It has limited growth potential offering few surprises for the surrounding communities. The site is near a SEPTA station that will probably be updated, upgraded and refurbished. It provides a way for the many local employees and gamblers to get to the venue safely without increasing traffic congestion to an already overburdened road never (Delaware Ave.) having been intended for the service it is being asked to accommodate. It is also at the gateway of the up and coming neighborhood of Northern Liberties. It would also be the only minority-owned project.

It is our opinion that the Pinnacle and Sugarhouse sites are preferred because of the lack of current development at the northern sections of Delaware Avenue. Condos under construction and proposed will have their own dedicated parking available to their residents. It also makes sense to have the two Philadelphia venues, if both are on the waterfront, to be next to each other keeping all traffic in the same area, not impacting other communities or interfering with traffic patterns on I-95 south of the Richmond Street exit. Keeping these gambling sites next to each other has worked in Las Vegas, Atlantic City and other cities that host gaming. It is also easier for the busses, delivering gamblers to the venues to travel to these sites. Philadelphia park is also close to I-95 creating more of a direct line for those frequenting these establishments unfamiliar with our roads to get from one place to the next more easily. On Oregon Avenue where Foxwoods has said that they plan on using to divert traffic sits a UPS distribution Center. They are a round the clock business with hundreds of service vehicles. Also nearby is SYSCO using many large tractor trailers. Add to this mix the Philadelphia Food Distribution Center and other large commercial operations with their own vehicles and those providing goods and services to the stadium complex and you have constant gridlock. The Sprit of Philadelphia, a ship that offers cruises up and Down the Delaware River already has a full-time staffer whose job consists of calling passengers scheduled to sail to allow an extra hour travel time to get to their site because of existing traffic problems. The Southernmost sections affecting the Pennsport and Queen village neighborhoods and to a lesser extent, our neighborhood are impacted by traffic congestion from the residential makeup of our neighborhoods, and the shopping centers south of the Washington Ave. exit of I-95. Traffic studies have been done by private engineering firms and the City without agreement of how to handle the estimated 70,000+ cars per day of anticipated traffic to the Foxwood site. It seems apparent that if your customers have difficulty getting to your business they will seek an alternative when they gamble. Also of concern is patrons driving while intoxicated and/or the effects of "road rage" that traffic congestion sometimes exacerbates.

People familiar with the street network of the impacted neighborhoods will use our streets as shortcuts to the Columbus Blvd. and Reed site. This will cause disruption to the quality of life to residents of those communities who have made large financial investments in these neighborhoods. Casinos within a one mile radius of residential communities have shown a decrease in value. Placing these sites at the Northern end of Delaware Avenue lessen the impact of the affected neighborhoods who are more than 85% residential.

Page 3

We urge the members of this board to visit these locations with our suggestions in mind and we welcome your feedback and remain available to discuss your issues.

Thank you for the opportunity to voice the concerns of our neighbors and those of the members of the Society Hill Civic Association and the Riverfront Communities United.

**QUEEN VILLAGE NEIGHBORS ASSOCIATION
TESTIMONY TO THE
STATE GAMING BOARD
April 11, 2006**

Good morning. My name is Colleen Puckett, and I am here today representing Queen Village Neighbors Association. Queen Village is located across the street and just north of the proposed "South Delaware" site. It spans the south side of Lombard Street on the north and extends south to the north side of Washington Ave., and from the Delaware River to the east side of 6th St. I am also here as a member of Riverfront Communities United, a coalition of eight civic associations and one business district, the SouthStreet Headhouse Square District. We formed our coalition with the express purpose of reviewing and analyzing the Philadelphia Entertainment and Development Partners (hereinafter referred to as "Foxwoods") application for a casino license, to be located at Columbus Boulevard and Reed Streets.

Gentlemen, let me start by saying I don't envy you the momentous task you have ahead. The state has taken away any local control Philadelphia could have exercised over where these casinos will be sited. That great responsibility—and burden—now falls to you. You have to educate yourselves, sift through mountains of impact statements, traffic studies and community testimony, and come to a decision that is impartial, fair, and based on a realistic cost-benefit analysis. Which two sites will maximize revenues *while doing the least harm*? Further, you have to do this all without benefit of knowing local conditions, or understanding the neighborhoods that will be impacted. My job today, in the ten minutes I have, is to help you as you begin to grapple with these questions, by painting a picture for you of the cost-benefit ratio to the city if

you were to choose the Foxwoods site.

First, I'd like to stipulate that yes, casinos are revenue generators. That will be a given no matter which sites are chosen. And yes, jobs will be created, again, no matter the sites. So, the question in front of us is, will the benefits from the Foxwoods site outstrip the deleterious effects of its location? I say the answer is "no."

LOCATION, LOCATION, LOCATION

First, you could have the best application in the world, and if it's in the wrong location, the costs will outweigh the benefits. While there are things that look appealing about this license (i.e., 42% of profits will go toward handpicked charities), the location at Columbus Boulevard and Reed Street is the most problematic in terms of traffic, density and negative economic impact to the surrounding communities. Let's start with traffic.

WILL SOMEONE TAKE THE TRAFFIC—PLEASE?

I'm not going to start with dueling traffic studies. Suffice it to say that the Orth Rodgers study, conducted on behalf of Foxwoods, was done in the dead of January 2006, post-Christmas season, thereby grossly underestimating real numbers on Columbus Boulevard. The city's own traffic study, undertaken the previous May, gives a more realistic snapshot—under *current* conditions, 49,000 plus vehicles in a 24-hour period on Saturdays and close to 45,000 cars on weekdays. These numbers represent the highest current traffic volume of the five potential gambling sites, according to the Mayor's Gaming Advisory Task Force. And that's *without* a casino. Add Foxwoods, and figure on an additional 24,700 cars on Saturdays and 10,800 cars during a typical weekday, again according to the city's own figures.

These numbers are not surprising to anyone who has been caught in gridlock lately on their way to Lowe's or Ikea. Traffic, like water, finds its own level—those who experience gridlock on Columbus Boulevard quickly realize that they can bleed into the neighborhoods and use Front Street or 2nd Street instead. More important to the city, how many times will a suburban customer sit in traffic before deciding to go elsewhere? Foxwoods' recommendations to ameliorate this huge problem are based on faulty logic:

I-95 Ramp at Front and Dickinson

Foxwoods assumes that building a new I-95 off-ramp at Front and Dickinson will be seamless, politically smooth, and fast. Not one of these is true.

First, memories run deep. There are many residents who remember the construction of I-95 through the heart of the waterfront communities. Neighbors have told me eminent domain horror stories of seeing whole city blocks torn down to make way for the highway. They have told me of heartrending family discussions around kitchen tables trying to figure out where they would live after the state demolished their homes. They will not sit idly by and allow another outrage to be perpetrated on their community without putting up a fight.

Second, highways are regulated by an amalgam of federal, state and local agencies and monies. The process is time-consuming, complicated and costly. Is Foxwoods prepared to pony up \$40 million and more toward the cost of the ramp?

Third, even in the best possible scenario, from gleam in a traffic engineer's eye to completion of construction, adding an interstate ramp takes anywhere from 7 to 10 years. Can the neighborhoods withstand choking in traffic during those 7 to 10 years without suffering

irreparable damage to their health?

Finally, Foxwoods is assuming that most of the traffic will be arriving via interstate highway. May I remind you that the Foxwoods casino will be planted in the midst of extremely dense neighborhoods? "Convenience" casinos draw more than 70% of their customers from less than 35 miles, according to a University of Illinois study. Isn't it reasonable to assume that many, many of the patrons will be city residents? These customers will be driving to the casino on city streets, through city neighborhoods. To effectively evaluate the total traffic impact, additional traffic studies would need to be done to determine changes in local traffic flow, most likely necessitating directional changes to secondary and arterial streets. Again, these changes would generate lots of neighborhood anxiety and opposition. These are the political, financial and timing challenges Foxwoods would face if they decided to pursue a new I-95 ramp.

Directing patrons to exit at Oregon Avenue and travel north on Columbus Boulevard.

This approach does not take into account trucking activities at the Food Distribution Center, traffic and deliveries generated by the 900-person UPS facility, Sysco and other industrial uses at the south end of Columbus Boulevard. Heavily increasing traffic off the Oregon Avenue exit could have serious negative impacts on viable, existing industries.

Lowballing residential and commercial density on Columbus Boulevard.

Foxwoods' traffic studies did not include projected residential high-rise developments along the river, including "Dockside II," mixed use development plans at the Sheetmetal Workers site, and other pockets of infill development in the Queen Village and Pennsport neighborhoods. It also assumed that a casino would be compatible with existing "big box" use on

Columbus Boulevard.

DENSITY

On paper, and to those of you unfamiliar with Philadelphia, one could be forgiven for thinking that I-95 and Columbus Boulevard are a reasonable buffer for the neighborhoods. This is simply not so. The Foxwoods casino is only **480 feet** from the Pennsport boundary. This means our historically significant, economically viable and densely populated residential neighborhoods are **only a football field-and-a-half away** from a use that is projected to eventually draw up to 9 million visitors annually. **This will crush our neighborhoods. We cannot absorb this.**

NEGATIVE ECONOMIC IMPACT TO SURROUNDING NEIGHBORHOODS

In the Center City District's report, *Residential Development: 1997-2005*, the 19147 zip code (which covers Bella Vista, Queen Village, Pennsport and parts of Whitman, all members of the Riverfront Communities United), the average sale price of a home rose 18% in **one year**, to \$279, 987; the average price of a condominium rose 5%, to \$309, 185. This is *average*: it's not unusual to see homes sell for half-, three quarters-, even a million dollars or more in these neighborhoods. Median income by zip code, for 19147, was \$40,304. These are economically viable communities. They are not in need of economic stimulus—they are booming already. The people here are not day-trippers—they live and work here 24/7. They are buying homes, they are raising families, they are paying taxes, everything we say we want for the long-term economic health of the city.

What do we risk by locating Foxwoods so close to these vibrant neighborhoods? Lower property values. Deterioration of quality of life. Congested traffic, air pollution, negative social

impacts.

According to a 1998 study by the University of Nevada Las Vegas, which analyzed 10,000 housing transactions, nearby homes experience a 4.6% drop in value when a casino moves into the neighborhood. Ed Goppelt of hallwatch.org applied the Nevada findings to the five proposed casino locations and, based on 2005 sales figures, found that residents within a mile of the Foxwoods site stand to lose the most, an estimated \$109 million in property value.

Of course, this means housing stock would have to turn over. Not a problem—based on several community meetings over the past few weeks, angry residents have complained that if Foxwoods is successful, they will leave Pennsport and Queen Village and move. Idle threats? Time will tell.

So, the city and state have a choice. Is it better to locate a casino where the negative impacts will be cushioned, either by geography or by communities that have shown they are more amenable to the concept? Or do we shoehorn it into a densely populated area that is already suffering from overload of traffic and intense development pressures?

The decision rests with you.

Submitted by: Colleen Puckett
Immediate Past President
Queen Village Neighbors Association
Member, Riverfront Communities United
April 11, 2006

Riverfront Communities United

Saturday, April 15, 2006

Chris Meck: [REDACTED]
[REDACTED]

Passyunk Square Civic Association

PGCB Public Hearing Testimony

Good morning Board members, my name is Christine Meck. I am here Representing Passyunk Square Civic Association and Riverfront Communities United a coalition which includes: Society Hill, South Street Headhouse District, Queen Village, Pennsport, Whitman, Bella Vista, Hawthorn and Passyunk Square.

These neighborhoods, and business district are among the most vibrant, historically significant and well-established neighborhoods in Philadelphia. This coalition is opposed to the Foxwoods Casino.

I am also here today representing my family because I do not want to raise my children next to a casino.

The Foxwoods impact report was made public March 10. We had less than one month to understand the issues and prepare our testimony.

Four weeks ago, I posed a question:

Is it feasible for a project of this magnitude to be built on top of this densely populated row home community without negatively affecting the quality of life?

The answer is no.

We oppose the Foxwoods Casino because this site is not the most mutually beneficial to the community and the applicant. Foxwoods Casino is next to the most densely populated neighborhoods compared to any other proposed site and therefore these neighborhoods stand to lose the most.

Riverfront Communities United

The Foxwood Impact report grossly misrepresents the effect on the surrounding communities.

This site will "excessively degrade Philadelphians' quality of life," because of the:

- high volume of traffic,
- the proximity to densely populated thriving historic neighborhoods &
- the negative social impact on the community."

Neighborhood Character will be negatively affected. The city and state cannot afford the anticipated negative impact on both the quality of life and the economic health of the member communities.

Foxwoods Casino claims that the average annual household income in this area is \$33,000. They imply that this is a blighted area in need of revitalization.

Their implications are wrong. Foxwoods casino will destroy Neighborhood Character in some of the most historic, thriving neighborhoods of this city. There are 15 schools and 37 churches in the 1 mile impact zone.

Old Swedes' Church is the oldest church in PA and second oldest in the country and it is 1320 feet away.

Only two blocks away children play at an elementary school playground within view of the entrance of the casino.

Society Hill is the nation's first urban renewal project based on preserving the past. The *aggregate Household Income for Society Hill is over \$300 million dollars.*

South Street Head House District is our modern eclectic market place drawing tourism and stimulating our local economy. Traffic is already a major issue for this area.

Riverfront Communities United

Queen Village/ Bella Vista & Hawthorne have seen home value increases of 65% since 1999, and continue to rise due to the desirability of the neighborhood.

Pennsport and Passyunk Square Home of the mummers and the Philly Cheese Steak. Rich in architecture, music and history, these neighborhoods are the backbone and the heart of Philadelphia. An average city block is 400 feet. Only 480 Feet away from the proposed casino, homes are selling for \$500,000. Home prices have tripled what they sold for six years ago.

The 2000 census data used by Foxwoods assessment is obsolete.

Mr. Thomas, You said yesterday that your casino would "add to the quality and aspiration of South Philadelphia."

How can you claim to understand our aspirations are if you do not have an accurate understanding of our community?

TRAFFIC is the major negative impact to this community.

There is already major grid lock on Washington Avenue and Columbus Blvd. Everyone that I've talked to regarding this site is concerned about traffic. However, the solutions fall short of reality. Foxwoods projects 9 million people visiting this site annually. How will it funnel traffic through our single lane, one-way neighborhood streets?

What is the ripple affect of this much traffic?

Foxwoods claims that most people will use I95 and Columbus Blvd. to approach the site but what will that volume do to the people who currently use Columbus Blvd? It will push them into our neighborhoods.

Riverfront Communities United

There is no consideration of the current growth on Columbus Blvd. that will effect the total volume of traffic when added to the total volume of casino customers

How will this volume of traffic effect 84% residential neighborhoods(2)?

Since the Big Box stores were put in on South Columbus Blvd., 2nd street which is parallel to Columbus, has also become an ancillary highway. Even the UPS Trucks have been driving down 2nd street returning to their facilities to avoid the late afternoon traffic on Columbus Blvd. People already use the city streets to get around the congestion on Columbus Blvd. Additional Casino traffic will simply push more cars and trucks into our neighborhoods.

Foxwoods does not take this into consideration.

They claim, "the impacts of it's operations should have only minor negative impacts on the city and neighboring communities "

That statement is wrong.

Foxwoods proposes to add an I95 ramp that will touch down on Front Street and allow traffic to enter the casino on Reed street. What will happen to the brand new \$500k homes?

Foxwoods Casino will excessively degrade the quality of life in our neighborhoods.

Traffic combined with the increase in crime will also bring lower property values. Amazingly enough, Foxwoods claims the casino will increase property values surrounding the casino site. Claiming an "increase in the wealth of neighboring landowners," which is the Walmart parking lot, and the Comcast property.

Riverfront Communities United

What they fail to reflect is the decreased value of the surrounding homes and neighborhoods.

There are plenty of studies that reflect the deleterious affect on property values: Just last week Hallwatch.org analyzed the average loss per nearby home. The total Loss to the community surrounding the Foxwoods site will exceed 100 million dollars. Another study, cites the Foxwood casino in CT decreased the residential value by 10 percent

A recent study by Mr. Aborn, shows that introducing a casino to a community will increase crime in all areas, from alcohol-related traffic accidents, prostitution, petty thefts, embezzlement, sexual assaults and drug arrests.

"A rise in crime is inevitable, and it will be taxing on the legal system, including the jails," Aborn said. Thus putting a financial strain on our community. (3)

Traffic and Crime will turn away potential buyers and scare away current home owners. Philadelphia and Pennsylvania can not afford the reversal of economic prosper in this community.

Another report titled, *Does crime affect property values?*, proves that crime increases in the area surrounding a casino. The document says "The casino-related crime increase is reflected in depressed property values." This study shows that land values surrounding the casinos in Atlantic city are excessively depressed, reflecting the loss of millions of dollars.(4)

Aside from Traffic and Crime, the negative Social Impact will also drive people away. The list of negative social impact is long.

A few considerations include:

Riverfront Communities United

24 hour light Pollution effecting neighbors who live just over a city block from the entrance of this casino.

Sound and vibration from traffic effecting historic land-marks?

And Air quality. Philadelphia is already designated as Non-attainment for pollution. What will 9 million visitors, to this location, do to the pollution levels in our densely populated community?

Insight might come from South Western Regional Planning Agency. They did a Traffic Impact Study for the proposed casinos in Bridgeport CT. They found that "The traffic generated by the proposed casino would produce increased emissions of pollutants" consuming much of the remaining emissions budget for the region.

I found one of the most disturbing social issues in an article by Mr. Apuzzo(5) Foxwoods plans to market to minorities including African Americans, Asians and Hispanics. This article was not talking about incorporating diversity in their workforce. It was talking about their plan to target these minorities to increase their business. These groups represent a community of rapid growth in our neighborhoods but also of lower income.

How will we all be affected by the social fall-out of gambling addiction, child abuse, bankruptcy, marital problems. "Many scholars argue that costs such as increased crime and gambling addiction outweigh any potential positive fiscal impact derived from legalized casino gaming over the long term." (6).

The future growth of a city relies upon the wealth of the community. If we loose this wealth, there will be a zero-net gain from the Foxwoods casino. This site will bring

Riverfront Communities United

the gradual disintegration of our neighborhoods.

Foxwoods casino will excessively degrade our communities quality of life

Mr. Greene, you state that "Foxwoods wants to be a good neighbor." But we do NOT want a casino in our neighborhood.

Riverfront Communities United

Additional deleterious effects on the social fabric of the community

Traffic Fatalities

The South Western Regional Planning Agency: did a Traffic Impact Study for Bridgeport CT, they found the increase in traffic accidents and traffic fatalities as a result of the casino-related traffic volumes could cost over \$18.7 million in damages annually. (7)

Delivery Services and Garbage Hauling

Total numbers and frequency are not included in the traffic study. These vehicles are the slowest moving and highest polluting.

Employee Parking

There is currently no solution for employee parking. Will they find parking in the neighborhoods? Or add more traffic volume by busing them in from an off site lot?

Charging for Parking

If the parking garage charges for parking, will patrons also use the neighborhoods to avoid paying for parking?

Additional Growth on Columbus Blvd

Foxwoods implies that their casino will stimulate growth along the waterfront but this will also add to the total vehicular traffic. How will that effect the total volume of traffic on Delaware ave.

Traffic on I95

The Foxwoods Impact Report fails to consider the effect of traffic volumes on a Federal highway. There is no mention of the traffic conditions affected by the increased traffic volume along I95. This is a the only artery connecting north and south Eastern PA

Lack of Mass Transportation

Additional buses will increase traffic and cause more pollution. Rail use has not been determined to be a viable solution

Influx of Tourism

Foxwoods claims they will increase tourism but fail to reflect the effect of additional traffic on ancillary streets.

Trash

No plan for dealing with the increase in trash in the surrounding communities based on the increase in visitors to this area

Danger to our Children

The increased traffic Volumes will be a danger to our children and pedestrians.

Riverfront Communities United

The cost of traffic delays

There are approximately 115 businesses East of I-95 from Spruce Street to Oregon Avenue. Unmanageable traffic may discourage other businesses and development of Penn's Landing and surrounding communities.

The Spirit of Philadelphia, a local cruise line, already warns their customers to allow AN EXTRA HOUR to get to the waterfront during the Spring and Summer.

The South Western Regional Planning Agency traffic impact study sites that the delays caused by traffic has a significant impact on the region's economy. Direct economic costs related to increased traffic delays were estimated at a total of \$64 million. This cost only includes the annual time loss of the traffic circulating in the region. A majority of this cost will be borne by commuters, business travelers and consumers, with the balance being borne by local businesses."

This study also shows that there are indirect costs related to traffic delays and reduced accessibility: relocation costs of businesses and households, loss of employee productivity and business earnings and property value reductions due to reduced accessibility. Philadelphia can not afford to loose the tax base in these thriving neighborhoods (8)

Loss of community dollars

Money spent at a casino is not spent in the local businesses.

Riverfront Communities United

Footnotes

1) City home-cost median near \$100,000

By Alan J. Heavens

Inquirer Real Estate Writer

(2) UPenn NIS

<http://cml.upenn.edu/nis/>

(3) GAMBLING:

Who's really at risk? The connection between gambling and crime,

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Richard M. Aborn, principal author

John V. Bennett, researcher

May 19, 2005

(4) Does crime affect property value?

Andrew J. Buck and Simon Hakim

Appraisal Institute of Canada

(5) Foxwoods CEO to retire

Wednesday March 29, 2006

By MATT APUZZO

Associated Press Writer

(6) Boom or bust? Casino gaming and host municipalities

International Social Science Review, Spring-Summer, 2005

by Ross C. Alexander, Brent A. Paterline

(7) & (8) Buckhurst Fish & Jacquemart Inc. (2001) Bridgeport Casino Traffic Impacts on the South Western Region of CT, Final Report: July 2001. New York: Buckhurst Fish Jacquemart Inc.

Ed Kirlin, Pennsport Resident, March 11th 2006,

Testimony against the Foxwoods Casino Proposal.

My name is Ed Kirlin lifelong resident of the Pennsport

Community, and I am one of two People representing the Pennsport Community on the Riverfront United coalition currently working together to present our written comprehensive objections to this site.

These objections are made on the basis public safety issues, and on the basis of deleterious economics impacts that will result as a direct consequence of this site,s approval.

We would like to thank you in advance for your consideration of the written testimony which is likely to include a brief PowerPoint presentation.

Foxwoods, plans to alleviate traffic congestion on South Columbus Blvd will do no such thing! as our subsequent written testimony of will verify and explain.

Foxwoods offers no mathematical formula or calculations to substantiate their claims that the traffic mitigation measure that they do propose will actually alleviate congestion.

Absent any ramp service from I-95, which is likely to take ten years and cost a hundred million dollars to complete , all of Foxwoods plans stand to suffer from the damage of unintended consequences.

You have to ask yourself, and you,ll have to ask the city,s traffic engineers, if there was anyway to alleviate the nearly thirty hours per week of congestion that already exist, wouldn,t the city have implemented those improvements? ^especially if those improvements were as simple as re-stripping the streets and re-timing the lights?

I suggest to you that the city has not made any of the proposed changes to the existing traffic systems, not because they are lazy, but because they know that every such change forces a resulting change to the over all traffic patterns of the area for the worst.

I suggest to you that any improvements made to the traffic signaling and timing that may result in vehicular efficiency will be eliminated or aggravated by the presence of some 10,000 pedestrians a day and some 20,000 crossings of Columbus Blvd.

At this spot on the river Columbus Blvd can be either a highway or a pedestrian promenade, but it can not be both, and to expect it to be both invites disaster, and serious harm to the public good, and to the city,s image. Numerous other negative aspects of this expectation will be detailed in the coalition,s written testimony.

Foxwoods current plans for Columbus Avenue will, at best guarantee a gridlock tourist

trap experience for visitors, and at worst, at worst will result in an Emergency Response Gridlock nightmare that will one day be measured by the annual number of death and injuries.

While we are still in the process of obtaining reports proving that the Reed Street site is the worst site, I can submit to you today this report which list 297 accidents near exits and on-ramps this site will rely upon. We intend to submit other materials like this report for your review well before the June 2nd deadline.

In anticipation of future written testimony let just say to you today,

„Welcome to Philadelphia, and welcome to Foxwoods Philadelphia where he only gamble you take is getting here.%“

Although our written testimony will be more comprehensive and will more fully elaborate why the Reed Street site is the worst site possible, we still would like to thank you for this opportunity to testify to you today against approval of the Foxwoods site.

I hope I will not offend you, or be ruled out of order, by telling you that, frankly, in many people,s minds, based solely on who the investors in this project are, the Fowoods Site Selection is already a done deal, signed and delivered.

This I can tell is one of the biggest worries that ran through all the community and neighborhood discussions that that have taken place about the Foxwoods site. And if that perception is out there then there is a reason it is out there, and this may be one of the reasons.

The biggest laugh in the Foxwoods Proposal is their promise of building good working relations with the adjacent neighborhoods.

There was no notice from Foxwoods to the community of their intention of applying for a license at the Reed Street location. There was no real communication of any of the pertinent details relative to this site that would have made real discussion of the impact of this site possible. There was one abruptly called and suspiciously arranged meeting with community representatives that, just like the Foxwoods application itself, is long on fluff and short on details.

There have been no significant discussions with ANY of the representatives from the affected areas with respect to Foxwoods, proposals for mitigation of this site,s negative impact. None.

Our Coalition first obtained its copy of Foxwoods incomplete and inaccurate impact statement on March 11th, the day it was posted on the Gaming Commission,s website. The first details of Foxwoods plan for mitigating gridlock became public only yesterday with no input from, or consultation with, the communities most affected by those plans.

This is a little bit like getting pregnant on your first date .. The riverfront communities are in shock and dismayed by the Foxwoods lack of basic neighborly manners.

Poor manners aside, I submit to you that the assertions made in the Foxwoods application are so grossly misleading, that the deficiencies and inaccuracies contained in it are so severe and so troubling that the vital information missing in the Foxwoods application renders that application incomplete and should, by law, remove this application from consideration for approval.

No one from Foxwoods presented to the community their required appendix #30 documents, or any of the other 42 appendixes required by the Category 1 Licence Application.

Specifically appendixes 26, 28,30, 34,36, 40, and 41 would have been of great interest and use for our preparation of our objections but none of these documents have been forthcoming, and at this point, only you, the gaming board know if they exist, or what they say.

Drawing the Commissions attention to page 5 of the licence application that states, and I quote, ,, Failure to answer any question completely and truthfully will result in denial of your application.% End Quote.

I submit to this commission that Foxwoods has failed to fully and completely submit truthful and accurate assessments of pedestrian and vehicular traffic, and has failed to provide truthful and accurate details of ,, ANY ADVERSE IMPACT ON TRANSPORTATION, TRANSIT ACCESS, WATER AND SEWER SYSTEMS, OR OTHER MUNICIPAL SERVICES OR RESOURCES.

Communications between Foxwoods and the Community have been minimized. The window of opportunity to obtain, review, digest, and now comment on the Foxwoods proposal has been purposefully, and I have to say, effectively truncated.

It is a sickening feeling indeed to think that something as potentially devastating as this casino site might very well prove to be, and I emphasize the word, might,- might ultimately be decided not on the merits or demerits of the proposal but instead on raw influences of money and politics.

Once you select the South Delaware Avenue site, Delaware Avenue for all intents and purposes has reached its maximum capacity of usefulness. Put a Casino at Reed Street and you have all but traded away any other development potential, say for the 2016 Olympics, that Delaware Ave. might hope to offer.

The 45,000 cars per day that now use Columbus Blvd already results in nearly 30 hours of prime-time gridlock per week. That, 30 hours of primetime gridlock preventing slots players from getting into the casino, as well as gridlock that severely hinders business and port operations on and around the waterfront.

As an example I give you the United Parcel terminal at Weccacoe and Oregon Ave that runs some 300 truck routes from their depot and who now employs, at great wages, nearly 700 people.

With or without the Casino at Reed Street Gridlock on Delaware Avenue is going to grow. With or without a ramp, (and the construction of the ramp itself will add to gridlock) gridlock on Delaware Avenue is going to be a fact of life from now until well after all of us are dead and gone.

In our written testimony we hope to be able to prove to you that the Reed Street site is a dangerous site, and that the danger and the gridlock on Delaware Avenue is bad for tourism, bad for businesses, bad for the port, bad for the commerce that passes through our city on I-95, and most certainly, measurably, bad for the twenty some thousand families that live in the communities nearby.

Twenty years ago a Congressman named Earl Butz was asked what he thought about President Jimmy Carter.

Congressman Butz replied by relating something that his father had told him long ago as a boy,

„Never Trust A Horse Trader that shows you his teeth, and not the horses.,%

Entrusted members Gaming Commission, the ten thousand families represented by the Riverfront United Coalition are begging you to take a seriously critical good look into the mouth of Foxwoods assertions and their propositions. WE are confident you will conclude that Foxwoods is not a good horse on which to place so large an investment of a hundred Million Dollars Federal Highway monies , State funds, city resources, and the entire city,s reputation and well being.



***Pennsport Civic
Association***

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RIVERFRONT COMMUNITIES UNITED

PENNSPORT CIVIC ASSOCIATION

TESTIMONY PRESENTED BY

RENE GOODWIN

Members of the PA Gaming Control Board, Advisory Task Force Members, elected officials, and ladies and gentlemen of the Philadelphia community, please permit me to introduce myself. My name is Rene Goodwin and I am a member of the board and the designated speaker for the Pennsport Civic Association. I also serve as Chair of the Riverfront Communities United, a coalition of 8 community groups and 1 business group, who have come together to oppose the casino application submitted by Philadelphia Entertainment and Development Partners, L.P (Foxwoods Development Company) located at Columbus Boulevard and Reed Street. We, collectively, oppose this site on the basis that it is the least desirable site for a variety of reasons

Pennsport Civic Association – Rene Goodwin

which I will address. Also because it will exact from the community a toll that far outweighs the benefits.

My application to speak indicated that my theme would be “The Future of Pennsport Civic Association: With and/or Without Gambling?” I would like to begin with a brief history of Pennsport and the Waterfront communities. They came into existence during the colonial era when the waterfront was the heart of industry and the only source of transport of goods and transportation of people. Businesses and residences were built along the Delaware River for about a 5 mile stretch to the North and South, and West to what we now call 5th or 6th Street. There were no community boundary lines; that is a result of Urban Renewal. There was no Pennsport, or Whitman, or Queen Village, etc. There was just one big community.

The waterfront continued to be an essential part of the life of the Philadelphia community during the Revolutionary War. Jefferson Square Park, located at 3rd & Federal Streets, was an encampment sight for Union soldiers. It was also the site where Mary Todd Lincoln gave the same address to the soldiers camped there that her husband had given a few days earlier in Gettysburg. She delivered the Gettysburg Address.

Pennsport Civic Association – Rene Goodwin

During WWII, the river continued to play an important role in our existence. Many longshoremen, including my father, who all lived in the waterfront area, worked long hours at a location at the Southern tip of the City known as Hog Island. It was at this location that they produced and shipped materials for the soldiers fighting overseas. The men working there would bring large sandwiches to work with them because they put in such long hours. In those days, folks, there was no McDonald's. The sandwiches got a nickname – they were called “hoagies”, for Hog Island sandwiches.

The fifties and sixties saw the birth of a renaissance the likes of which this city had never seen. A man had a vision that the center part of the waterfront area could become an ideal spot for new residences and become a thriving, revenue producing community. His name was Edmund Bacon and his vision was what we now know as Society Hill. The brilliant part of this plan was to build new without destroying all that was old, historical, or could not be replaced and was therefore priceless.

Throughout the seventies and eighties, development continued in Society Hill and began to spill over to the adjacent communities, namely, Queen Village and Old City. As we entered the nineties other communities such as Pennsport began to feel the growing pains.

Today, Pennsport is one of the most desired residential communities along the river. It is in the throes of a significant residential and economic boom. It should not be considered a community which is “coming up” – it is already “up”. It is “up” in the number and quality of residential units, both existing and under construction; it is “up” in the presence of big box retail and first rate supermarkets, and small individual and family owned businesses, who have invested significantly to building here and provide shopping convenience (not to mention our extraordinary choices of individual owned restaurants); it is “up” in its access to every major cultural institutions in the City of Philadelphia; “up” in access to other parts of the Delaware Valley and New Jersey. And above all, it is “up” in a quality of life which is or is near to the best of urban living. So much so, that people from New Jersey, New York and other states are coming here to live. We don’t want or need a casino in this community, we don’t want or need the development it says it will bring, we already have the kind of development we want. We don’t want or need the Foxwoods Casino at Columbus Boulevard and Reed Street. There is just much too much to lose and not enough to gain for the community or the City of Philadelphia

Pennsport Civic Association – Rene Goodwin

There are five categories we consider the basis for our position against the Foxwoods Casino Site. They are traffic, real estate, pollution (air, light and sound), economic impact, and quality of life.

The casino applicant has proposed several remedies to ameliorate what can only be perceived as almost constant gridlock as a result of its presence.

Although an additional I-95 ramp is proposed, it most likely will take a considerable period of time and will not become a reality without significant opposition from a community who still remembers its first experience with the construction of I-95.

I. TRAFFIC STUDIES SUBMITTED BY APPLICANT APPEAR TO BE BASED ON INCOMPLETE, INACCURATE OR OUTDATED DATA

1. Submitted studies do not appear to include the significant number of units, both single family residential and high rise condo towers, under construction or in the pipeline in this community and along the waterfront. To truly reflect the traffic picture, studies would have to be completed during the spring and summer, at the height of congestion as more and more construction (but not even all of it) is completed. The Spirit of Philadelphia Cruise lines already warns its customers to allow an EXTRA HOUR to get to the site which is less than one mile from the proposed casino site.

- 2. The intersection of Columbus Blvd and Washington Avenue now handles 45,000 cars per day over the weekend. This will increase by an estimated 28,000 more cars by the end of Phase III of the casino project.**
- 3. There is much concern for the pedestrians, particularly young and old, who will try to navigate Columbus Blvd. to do shopping.**
- 4. Increased traffic will effect emergency response systems who may be stuck in traffic in their attempts to save life and/or property.**
- 5. There will be additional traffic through neighborhood streets which are narrow and were built during the colonial era prior to automobiles and simply cannot absorb the traffic.**
- 6. Additional I-95 traffic will exacerbate the already existing problem of vibration that we who live near I-95 experience every day.**
- 7. Even if parking provisions are made for bus traffic, how do they get to and from the casino? They must drive up and down Columbus Blvd. or on I-95.**

II. NEGATIVE IMPACT ON REAL ESTATE MARKET AND VALUES

- 1. There are approximately 21,218 properties within one mile of the proposed Foxwoods site. It is a mere 480 feet from the West side of the site to the East side of Front Street where a development of high ends, newly constructed homes, is situated.**
- 2. Prominent Queen Village Realtor and native of Pennsport, Kathy Conway, has stated that “a casino this close to the neighborhood will halt future and planned residential development and will kill sales in the works.” Ms Conway said “it will be the same as the devastation we experienced as a result of the construction of I-95 years ago”.**
- 3. In Las Vegas studies were done which substantiated that loss of value was a reality there even though there was a buffer of 2000 to 5000 feet between the casinos and the properties. Here the difference is 480 feet.**
- 4. A recent study by hallwatch.org showed that the largest loss to a community’s residential value would occur in Pennsport as a result of the Foxwoods project.**
- 5. Inaccurate demographics listed the median income at \$33,000 and represented the area as blighted or depressed. Due to a**

combination of factors including new construction, planned development and location, property values have risen and new homes now sell from between \$400,000 to \$700,000 per unit. Families with incomes of \$33,000 cannot possible afford this new housing stock. Although there are many lower income families, clearly this change alters the median and average income number to something other than what was quoted in the Foxwoods material.

6. Philadelphia has a large number of historically certified and/or historically significant structures. It also has a large number of architecturally significant structures. These structures, although scattered through various parts of Philadelphia, are more highly concentrated from center city down to the Southern end. These properties are irreplaceable and carry with them a particularly high price tag and an priceless value to the area.

III. POLLUTION: AIR, NOISE, LIGHT

1. As already stated the mere 480 feet from the casino to the heart of a residential community is not desirable. In spite of whatever efforts the applicant may take, realistically, there is no way to fully mitigate the undesirable polluting effects of a so vast a

project so near a residential community. Specific concerns include:

- a. increased bus traffic will result in a harmful increase in emissions**
- b. Philadelphia already exceeds air pollution standards**
- c. Anti-idling legislation is proof of concern over diesel emissions**
- d. Philadelphia is out of compliance with SIP (State Implemented Plan) and may result in costing Philadelphia federal monies for other projects**
- e. Philadelphia has the third highest rate of asthma in the country**
- f. Too many other nearby polluters/pollutants include: trash to steam plant, Sunoco, and Innolex**
- g. Philadelphia already has unusually high cancer rates**
- h. Residents who live near the existing I-95 experience deleterious effects of noise pollution from existing traffic (horns blowing, loud motorcycles, emergency vehicles). This will only increase as traffic increases.**

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- i. **By the end of Phase III of construction there will be three 500 foot high structures some of which will be adorned with a huge number of extremely bright lights which will shine into the second and third stories of nearby homes. Even of a I-95 sound barrier were constructed, it would not be 500 feet high.**

IV. ECONOMIC IMPACT

1. **There are approximately 115 small businesses East of I-95 from Spruce Street to Oregon Avenue. This does not include the number of businesses West of I-95 all of whom stand to be negatively affected by this casino. There is little to be gained and much to be lost by bringing into a solid community a new source of revenue which would so negatively affect the economic health of this thriving community. Following are some of the concerns relative to this issue:**
 - a. **there will be a negative effect on local small businesses (money spent at casinos will not be spent elsewhere)**
 - b. **increased traffic will hurt small businesses**

Pennsport Civic Association – Rene Goodwin

- c. there are other businesses who rely heavily on traffic flow such as UPS, Sysco, and the existing and proposed Food Distribution Center
- d. gridlock will discourage other businesses and other development from the Penn's Landing area.

V. QUALITY OF LIFE

1. It is understood that the primary focus of this project is to create a new revenue stream. If the bottom line is to be considered, than that is all the more reason that the Foxwoods site is not the way to go. What will the city gain if it creates a new revenue stream that will reduce the existing revenue stream of the surrounding community? Consideration must be given to other factors and what location will have not only the highest revenue but the smallest price to pay as well.

Although it is understood that there must be revenue to run a city one must also consider that a city without quality of life is not worth running. Following are some specific quality of life concerns that have been identified as a result of discussion with the community.

Pennsport Civic Association – Rene Goodwin

- a. an increase in DUI's as gambling and alcohol tend to go hand in hand**
- b. increased danger to pedestrians**
- c. statistics show that youth and seniors, as well as other populations, are most prone to addiction, including gambling**
- d. effect on medical services and facilities which are already stretched thin**
- e. increase in people traffic will result in an increase in crime especially around a gambling site**
- f. increase in demand for city services**
- g. a strain on the infra-structure of the City**
- h. limited public access to yet another part of the waterfront**
- i. non-compatible with a community that is 84% residential**

For the reasons stated above, it is our firm stance that the Pennsport area is not the best site for a casino.



SOCIETY HILL CIVIC ASSOCIATION

Good Morning. My name is Tania Rorke. I am President of the Society Hill Civic Association, a pro-active volunteer organization serving more than 5,000 residents in over 3,000 households in a historically certified section of Philadelphia bounded by Front and Eighth Streets (East to West) and Walnut and Lombard Streets (North to South). Our neighborhood is located in the far east corner of Center City Philadelphia and sits between two of the proposed "Gaming Sites".

I am also here representing Riverfront Communities United, a coalition of eight civic associations and one business district, the South Street Head House Square District. Our coalition was formed with the express purpose of reviewing and analyzing the Philadelphia Entertainment and Development Partners (hereinafter referred to as "Foxwoods") application for a casino license, to be located at Columbus Boulevard and Reed Streets.

Society Hill Civic Association opposes the proposed Foxwood development. We strongly and honestly believe that the proposed large-scale development at Columbus and Reed, an already highly developed commercial area densely populated with large "box retail" stores will not work. We do not believe that this development will be beneficial for the neighborhoods that border the site, nor, for the City at large.

It is our belief that there are several existing logistical problems with that site which are insurmountable and that the solutions suggested by Foxwood's experts are impractical and unlikely.

The first of many problems is traffic. On any given day of the week, during a twenty four hour period, there are approximately 45,000 vehicles traveling on Delaware Avenue, 49,000 on weekends. These figures do not take into consideration any increase resulting from special event traffic using Delaware

Avenue to access one the sporting arenas located south of this site. According to the Mayor's Advisory Task Force, these numbers represent the highest traffic volume of any of the five potential Gambling sites. Add Foxwoods to the area, and one could expect an additional 24,700 cars on Delaware Avenue.

Anyone familiar with the current traffic patterns on Delaware Avenue knows to avoid traveling this route during certain times of the day. It can take almost thirty minutes to drive from Spruce Street to the entrance of 95, Target or Home Depot located just south of the proposed sight – a trip that should take five minutes in light traffic! What will happen to all these big box retailers who have come to this area if customers are unable or unwilling to shop in their stores because of the increased traffic congestion? Also, as the amount of traffic on this major artery increases, there is every reason to believe that some overflow will begin seeking alternate routes and start using the smaller streets in our surrounding neighborhoods.

Another significant problem that has not been addressed by Foxwoods is the negative affect of an increase in air, light and noise pollution on our communities. Many of the individuals traveling to the proposed Foxwoods site would do so using buses and automobiles. An increase in bus and automobile traffic will result in a harmful increase in emissions. Philadelphia already exceeds air pollution standards and is out of compliance with the current state implemented plan. Philadelphia also has the third highest rate of asthma in the country and unusually high cancer rates. There is no way to fully mitigate the negative effects of air, light and noise pollution on our surrounding communities.

Over the past ten years, Society Hill has experienced a significant increase in property values. So much so that over the past five years, many of our homeowners have seen increases of 50 to 100% or more in their property taxes. There is a significant concern that the development of a casino (or two casinos for that matter) within a mile of our neighborhood with have a negative

effect on the value of our homes. As we have recently learned, property taxes from our neighborhood make up a large percentage of the residential property taxes collected by our city. It is the goal of our city to base our taxes on the market value of our homes. The city is expecting to raise our property taxes based on this significant increase in our property values. We have spent the last 6 months talking with our city officials about these proposed increases. Maybe this is the answer to our property tax increase concerns. Studies have shown that property values experience a drop of 4.6% in value when a casino moves into a neighborhood. Would we experience a 10% drop with two casinos? Regardless, is the city prepared to lose an estimated \$109 million dollars in property values as a result of these casinos? What will this loss translate to in lost property taxes? 2008 may not bring the city the expected increase in property tax dollars it is expecting from our neighborhood? The Board of Tax Revisions may have to reassess all of our homes a lot sooner than they expected.

Aside from a loss in property values, our neighborhood may experience a significant loss in economic development. The South Street Head House District is the southern boarder of our neighborhood. One of the top tourist destinations of our city is South Street. South Street and the surrounding streets are filled with small individually owned businesses. Our area has also seen significant growth in restaurants. People come from all over the region to eat in our charming and highly acclaimed BYOB's and full service restaurants. Money spent in the stores and restaurants of these casinos will not be spent at our local businesses – particularly those without parking provisions. Also the increased traffic will significantly effect access to our local businesses.

Casinos located within a mile of our neighborhood will have a significant impact on life as we know it in Society Hill. We did not move to this community to be closer to Atlantic City. We moved

to Society Hill for the quiet suburban setting located in this urban city. Our cobblestone streets are not meant to accommodate the increase in traffic expected.

One last point, I feel I must make clear is that Society Hill is not taking a Not In My Backyard position on this. Because for those of you who are not familiar with our neighborhood, I must point out, that most of us who live in Society Hill do not have backyards. We live in a densely populated residential area with very little open space. We believe that there are other areas of the city that are not as densely populated that could better accommodate the positive and negative affects of a casino. Many of these areas have shown that they are more amenable to the concept.

I do not think Ben Franklin or any of our founding fathers ever envisioned that within one mile of Independence Hall, they could

gamble the odds of the success of our city or nation in a casino
hall.

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All bets are off

Hundreds of residents came out Saturday for a rally opposing a proposed casino at Reed Street and Columbus Boulevard.

By Lorraine Gennaro
May 25, 2006

Jude Flannery and Alex Golden recently bought a home near Seventh and Reed streets, excited to be living in an up-and-coming area with plenty to offer. But a casino in their backyard was not in the cards when the young couple decided to relocate from Brooklyn, Golden said.



So, the New Yorkers joined about 300 to 500 of their neighbors Saturday in protesting Foxwoods Casino Philadelphia's proposal to build a slots parlor on a waterfront parcel of land on Columbus Boulevard at Reed Street.

Standing firmly against a possible slots parlor in their area, Jane Milner Rally, right, and Adrian Milner, center, joined the hundreds of residents that took to Columbus Boulevard last weekend. PHOTO BY RYAN BRANDENBERG

People of all ages and walks of life took to the streets for the hour-long protest, beginning at noon. Most carried signs, displaying such statements as 'Death Trap' or 'CasinNO!' A young man with a megaphone fired up the crowd by chanting 'no casinos in South Philadelphia.'

DESPITE THE THRONGS of people who attended the rally, Foxwoods spokesperson Maureen Garrity of Philadelphia-based Tierney Communications said the protesters are in the minority in opposing the casino.

'We've been meeting with community groups in South Philadelphia over several months and have had an extremely positive reception from many, many residents who are interested in job opportunities, the benefits the Special Services District will offer, as well as the restaurant and entertainment options Foxwoods Casino Philadelphia will bring,' she said.

But Riverfront Communities United Co-Chairs Rene Goodwin and Colleen Puckett, who organized the protest, said they don't know who these pro-casino community groups are.

Comprised of seven neighborhood associations and one business group, Riverfront is an ad-hoc coalition formed in response to Foxwoods' application to build in South Philly. All eight unilaterally oppose the casino, Puckett said.

'They [Foxwoods] are already aware that we already have a unified front in this opposition,' Goodwin said.

Seven of the organizations are South Philly-based - Queen Village Neighbors Association; Pennsport Civic Association; Passyunk Square Civic Association; Bella Vista United Civic Association; Whitman Council; Hawthorne Empowerment Coalition; and Headhouse Square Special Services District. The eighth entity is Society Hill Civic Association.

The associations represent areas that would be most affected with traffic, noise and other quality-of-life issues if the state approved Foxwoods' application for a license to operate a casino.

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said Saturday's rally was just a glimpse of their combined efforts.

"It's a small taste of the fight. We are not going away. We will continue to fight this," she said.

Vehicle congestion tops the list of reasons residents do not want a casino in South Philly, and Saturday's protest took place during one of the busiest times on Columbus. Officers from the police department's Civil Affairs and Traffic divisions joined 3rd District cops in shutting down the boulevard from Reed to Tasker streets for more than an hour, detouring motorists to surrounding streets.

One angry driver pointed out her car window at the protestors and screamed obscenities. A female protestor shouted back, "See the traffic? And you want a casino?"

FOXWOODS PLANS TO build an entertainment complex with slot parlors, restaurants, shops, a hotel, a condominium tower and a parking garage for 6,000 cars. Construction would take place over three phases.

The company expects to serve 25,000 people a day, based on market studies, Garrity said. By the end of Phase 3, Foxwoods will serve nine million people and pump an estimated \$2.35 billion into city revenue and \$3.44 billion statewide.

April 14, the project hit a roadblock when Gov. Ed Rendell announced a moratorium on riverfront development. Rendell agreed to let some projects start after meeting last week with state Sen. Vince Fumo, Mayor John Street and 1st District Councilman Frank DiCicco to discuss the moratorium and work on developing a comprehensive plan for the riverfront.

"His main concern is traffic and how it will impact the area - and getting a fair market value for riparian rights," Kate Phillips, the governor's press secretary, said last Friday.

Rendell's concerns run parallel to many residing around the proposed site. Resident David Jewell, who lives in a senior apartment complex on the 400 block of Reed Street, said he has no problem with a casino coming to Philadelphia and the revenue it will generate is a positive thing. But Reed and Columbus is not the right location because it's already too congested.

Golden agreed: "It already takes 15 minutes on a Saturday afternoon to get from Christian to Reed Street," she said.

Jewell also said Foxwoods is not supplying enough parking for its estimated 25,000 daily guests.

"It's madness, just madness," he said, adding spillover from the garage will go to local neighborhoods.

"For the rest of us, where in the name of God are we going to park? They should be forced to provide parking," he said of Foxwoods. But Garrity said the numbers don't tell the whole story.



"You're not having 25,000 people at the casino all at one time. People generally spend about four hours there at a time, so you're not having 25,000 there at the same time. There are staggered arrivals and departures. So based on those projections, we feel the 6,000 spaces are more than adequate. Plus, many of those 25,000 will not be coming by car, they will be coming by SEPTA buses, water taxis or casino buses," the spokesperson said.

This, however, hasn't settled the disquiet. Hawthorne Empowerment Coalition President Pat Bullard is another who's worried about traffic and parking issues, despite being more removed than the other Riverfront Communities United neighborhoods.

Hawthorne borders the west side of 11th Street to the east side of Broad Street and the south side of South Street to the north side of Washington Avenue.

'Even though our area's further away, traffic is still going to come through our neighborhood," Bullard said, adding Broad and Christian are two main thoroughfares.

Foxwoods remains sensitive to traffic and congestion concerns and has taken steps to address these issues, Garrity said.

The company has met with community groups - and will continue to do so - as well as having previously conducted numerous traffic studies, the spokesperson said. Plans to curtail congestion include updating and repairing existing traffic lights; constructing a northbound double left turn lane at the I-676 and I-95 ramps to eliminate back-up onto northbound lanes on Columbus; widening westbound Tasker to provide two approach lanes to Columbus; and erecting a new signalized intersection at the Morris Street I-95 on ramp to intercept the northbound Columbus traffic that U-turns at Dickinson Street.

Other 'mitigation measures," according to Foxwoods representatives, are implementing directional signage to route motorists to the least congested ways to the site; extra queuing areas to eliminate any chance of traffic spilling back onto Columbus; a water taxi to the Camden side of the river to reduce bridge traffic; off-site parking and shuttles for employees; and coordinating with SEPTA and tour bus operators.

These plans didn't stop the hundreds who flooded the streets last weekend, however, and the protesters have made it clear they're not going anywhere. At its close, Goodwin addressed the residents with a towering inflatable slot machine in the foreground.

'We're hoping to show members of the Gaming Commission Control Board, Foxwoods and our elected officials that if one really looks at all the facts concerning what exists now in the way of the waterfront community, the development that has occurred, the economic vitality of this community, one has to come to the conclusion that this is not the best site to operate a casino."

A look at Foxwoods

Foxwoods Development Co. is owned by the Mashantucket Pequot Tribal Nation, a federally recognized 800-member Native-American tribe.

Foxwoods owns 30 percent of the Columbus Boulevard and Reed Street site. The remaining 70 belongs to Washington Partners Community Charities L.P., which is comprised of more than a dozen investors including Comcast-Spectacor Chairman Ed Snider; real estate developers Ron Rubin and Peter DePaul; 76ers President/Manager Billy King; former Phillies centerfielder Garry Maddox; and music mogul Quincy Jones.

The casino project as a whole at the South Philly site is referred to as Foxwoods Casino Philadelphia.

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Posted on Thu, May. 25, 2006

Slot plans pull viewers from TV

By WILL BUNCH
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It was just like "American Idol" except with casino architects instead of pop singers - right down to the sometimes surly panel of "judges" and a big crowd that mixed cheers with jeers.

But at the end of last night's *Daily News*-sponsored forum on casino design at the Pennsylvania Convention Center - attended by 300 people despite the biggest TV night of the year and a presidential traffic nightmare - a better pop-culture metaphor might have been a different TV show: "Lost."

That's because lost opportunities - and lost waterfront in particular - were a running theme from both the panel of experts and audience members, after pitches by architects from the five groups vying for licenses to be awarded later this year to open two slots parlors in Philadelphia.

"I can't see using valuable riverfront to put boxes up, where nobody looks outside anyway," said Princeton-based architect and panelist Robert Hillier.

The event was co-sponsored with the University of Pennsylvania's PennPraxis and the Design Advocacy Groups. It was attended by Mayor Street, one sign of the high hopes that the new casinos won't just bring money to Philadelphia but will add a touch of 21st-century style.

"No city in the U.S. that's the size of Philadelphia will have the level of gaming that we are anticipating," said moderator Harris M. Steinberg, executive director of PennPraxis. He expressed hope that Philadelphia could shed its sometimes-provincial image by building casinos that were "sexy."

But some of the architects offered what amounted to a cold shower. Several conceded the requirements for so many slot machines and so much parking on relatively small pieces of land are roadblocks to both truly innovative design and the best use of public space.

Philadelphia architect Ian Cope, designing the proposed Sugar House parlor on the Delaware near Fishtown, compared the riverfront to a jewel and said "we want to create a charm in that bracelet." But panelists complained of too little open space.

Other presentations included:

- Pinnacle Entertainment, whose Fishtown riverfront site includes waterfront dining, outdoor ice skating in winter and scaled-down shops - but drew some fire for not paying as much attention to the side facing the neighborhood.
- TrumpStreet Casino, which boasts the one nonriver site, the former Budd factory in Nicetown, but offered few specifics as it redraws its plans after input from its neighbors.
- The Foxwoods parlor, targeted for the riverfront site just north of Wal-Mart, which drew some Simon Cowell-like comments from the panel. Said construction consultant William P. Becker: "I think the architecture is kind of 'festival banal.'"
- Planet Hollywood, which hopes to build on the old incinerator site at Spring Garden and Columbus Boulevard, a compact property. Steinberg: "What I see is a very large parking garage looming."

Posted on Sun, May. 28, 2006

Gaming hopefuls upping the ante

Civic groups in areas that may be touched by slots are finding "little baubles" from expectant operators.

By Tina Moore
Inquirer Staff Writer

Baseball uniforms at the Fishtown Athletic Club will be emblazoned with the name of a new sponsor this summer: "SugarHouse."

As in SugarHouse Casino.

Chicago billionaire Neil Bluhm's SugarHouse Casino, one of five proposals vying for two slot-parlor licenses in the city, \$2,500 to the youth sports organization. It also contributed \$5,000 to the Holy Name of Jesus parish "casino night" fund-raiser. The funds will be used to help some students with tuition at a Catholic school.

The cash represents rivulets in the flood of money that potential casino operators are pouring - or are being asked to - into Philadelphia communities as they seek approval for their projects.

Up and down the Delaware River and in Northwest Philadelphia, aspiring slot-parlor operators have been rehabbing a baseball field, beautifying lots, creating a charitable foundation that could give as much as \$3 million annually, and hammering out agreements that could drop millions into communities.

SugarHouse, for instance, has created the SugarHouse Foundation, a nonprofit organization that will be funded with as much as \$3 million a year in slots profits. The money will be used to benefit "greater Philadelphia," a news release from the company said. SugarHouse plans to distribute its funds to "worthy causes, such as cancer care and research, fund scholarships, educational opportunities and local aid drives," according to a release. The company wants to build its slot parlor along the Delaware River waterfront at Frankford Avenue.

TrumpStreet, which wants to build a casino at the former Budd industrial site in East Falls, donated \$20,000 in March to beautify lots near the site with trees and bushes.

The casino companies say their intentions are good: simply to share the wealth they may reap if they have the good fortune to receive a license in the city.

"For us, it's showing that we're going to be part of the community, that we want to be a good neighbor, and that we understand our responsibility," said Larry Ceisler, a spokesman for TrumpStreet.

Others see something a little less altruistic.

"It's just so Philadelphia," said Zachary Stalberg, president of the watchdog group Committee of Seventy. "You just spend little baubles around and the chances are good that you buy people's hearts and minds."

The Pennsylvania Gaming Control Board is expected to decide by 2007 which companies will receive two slots licenses in the city. The slots parlors could open the following year.

As Friday's deadline for input to the board approaches, each community is handling in its own way the prospect of a casino next door. Some are negotiating for a share of gambling profits, while a few remained steadfast in their opposition.

Earlier this month, the Northern Liberties Neighbors Association solicited funds from SugarHouse but then said no to a \$11,000 contribution. But the group and others along a section of the river where three casinos have been proposed by Pinnacle Entertainment, SugarHouse and Riverwalk Casino to agree to establish a special-services district, similar to the one created in South Philadelphia after the sports stadiums were built.

"These casinos will have a negative impact on our communities," said Matt Ruben, outgoing president of Northern Liberties Neighbors Association. "Therefore, we require significant annual investment under our control."

The organization would use annual contributions from the company to clean streets, plant trees, and fund cultural and educational programs, said A.J. Thomson, cochair of the Fishtown Neighbors Association casino committee.

He said the groups were seeking a dollar figure "in the millions."

Both groups have decided not to take money from the companies until slots licenses are granted.

A coalition of community groups has also formed in South Philadelphia, where Foxwoods wants to build a gambling venue south of Penn's Landing, at Reed Street. But this group, Riverfront Communities United, does not plan to negotiate.

"We are going to fight this," said coalition member Colleen Puckett, a member of the Queens Village Neighbors Association. "We are going to make it unpleasant for people if they come to this casino."

Leaders of the Allegheny West Foundation, Tioga United and the Nicetown Community Development Corporation were completing a benefits agreement with TrumpStreet late last week.

A draft of the agreement shows that the groups would receive an initial \$2.5 million payment with a sliding scale of gross revenue - starting at 0.15 percent.

The money would be used to improve blighted blocks, support education, and create jobs and training programs, said Hinton, president of the Allegheny West Foundation.

Hinton, who pointed out that not all residents favored TrumpStreet, said the group planned to increase the work it does rehabbing houses for first-time home-buyers. The money would also be used to knock down dilapidated properties to improve residential blocks and to bolster the budgets of local schools.

Ceisler said TrumpStreet would submit the agreement with its supplemental statement to the Gaming Control Board by Friday's deadline.

But some groups believe that they have been left out. The benefits agreement includes only two of the initial six groups that began negotiating with TrumpStreet several months ago.

"They have excluded us," said Ralph Wynder, of the Multi-Community Alliance. "The Trump Corp. shouldn't be allowed to pick and choose who they negotiate with."

Wynder said his group was ousted from negotiations because of its public opposition to TrumpStreet. Ceisler said: "Any organization in the Multi-Community Alliance is welcomed to sign on to the negotiated agreement."

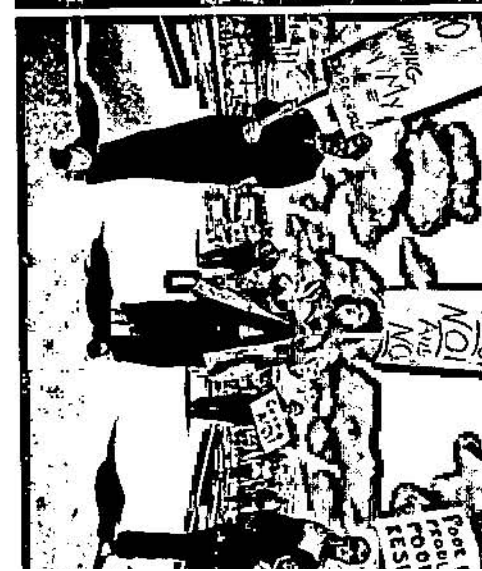
Tioga United, which has signed the agreement, has already seen the benefit of working with TrumpStreet.

The gambling company, whose investors include Donald Trump, local celebrity Pat Croce, and two investors in the group that recently purchased The Inquirer, contributed \$2,500 so a Tioga baseball diamond could be renovated. The first game on the new field was scheduled for yesterday.

Contact staff writer Tina Moore at 215-854-2664 or tmoore@phillynews.com.

Riverfront Communities United
Philadelphia, PA
Exhibit No. 4
Photos From Protest Rally, 5/20/06



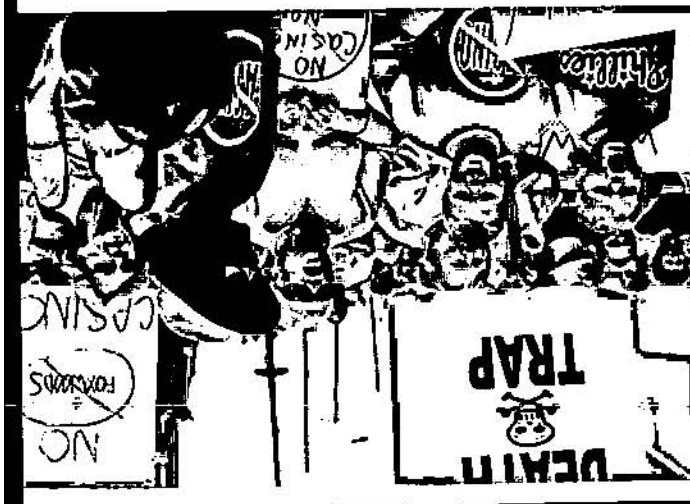


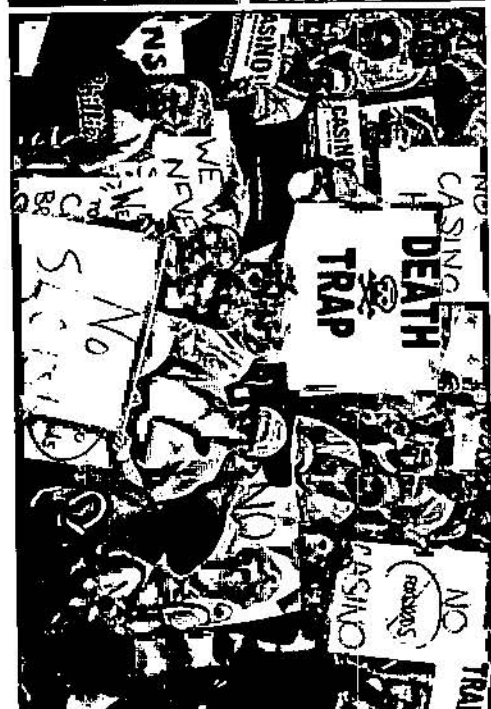
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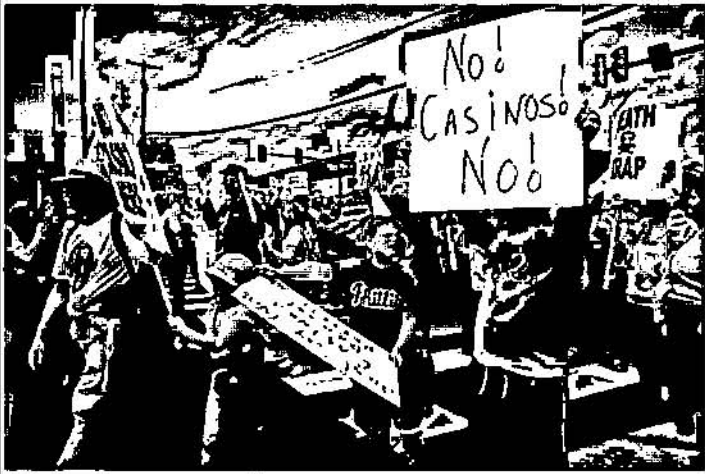
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Riverfront Communities United
Philadelphia, PA
Exhibit No. 3
Preliminary Review of a Traffic

Impact Study of the Proposed
Foxwoods Casino in Phila., PA



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