



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: Joseph P. Brooks

Address:

Telephone:

Organization, if any: Penn's Landing Corporation

Employer: Penn's Landing Corporation

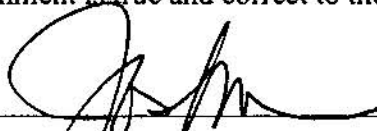
COMMENTS: (Please use second page if more space is required)

Comments ARE Attached.

Comments: Page 2 (continued)

Comments ARE Attached.

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



A handwritten signature in black ink, appearing to read 'Joseph Brooks', is written over a horizontal line.

For 35 years, the Penn's Landing Corporation, a quasi-public, non-profit Development Corporation has been charged with developing, improving, stewarding, promoting and programming the Central Delaware River Waterfront. With the demise of obsolete industrial piers, its role was expanded to include waterfront development sites from Spring Garden Street south to Washington Avenue to provide for a two mile long, world-class, mixed-use opportunity for residential, commercial, retail, entertainment and open space.

In 2005, PLC sought development proposals for a former incinerator and car impoundment lot site at Spring Garden Street and Columbus Boulevard, which has been environmentally remediated, that would embody high standards of planning and design excellence, and that would reinforce the enjoyable pedestrian experience of a riverwalk for the public along the Delaware River; a thin necklace of green, sculpture, amenity, safety, permanence and convenience.

After substantial deliberation, the PLC board of directors approved a sublease with Riverwalk Casino, LP. This was accomplished with objective outside consultant input to insure issues of urban design, planning, ability to finance, previous experience and ability to execute the proposed plan.

How, you may ask, does Penn's Landing Corporation objectively espouse our proposed site over other waterfront sites before you? What are the differentiating factors to be considered? We would submit that there are at least the following six:

1. **Waterfront Transformation** – The site will be transformed from heavy industrial uses to the Riverwalk Casino, which is partially owned by Planet Hollywood and will include a Planet Hollywood restaurant, a brand name instantly recognized around the world. Planet Hollywood restaurants are located in: London, Paris, Tokyo, Kuala Lumpur, and New York. Philadelphia could be the next location to join that impressive list of cosmopolitan cities.
2. **Public Stewardship** – Penn's Landing Corporation, as landlord, will continually act as a local public watchdog, ensuring public amenity and accessibility. This point is made clear by the sublease between Penn's Landing Corporation and Riverwalk Casino, LP. Throughout that document, Penn's Landing Corporation retains approval rights; from schematic design documents, to design development documents, to complete construction documents, and throughout the life of the sublease, the right of approval remains vested with Penn's Landing Corporation. From the beginning stages of schematic design through transportation issues and community impact, each phase must first meet with the approval of Penn's Landing Corporation, and by composition of PLC's Board of Directors, the City of Philadelphia, Commonwealth of Pennsylvania, and the surrounding community.

Furthermore, the millions of dollars of rent paid annually by Riverwalk Casino, LP are paid directly to Penn's Landing Corporation. Such payments will be used to further enhance the Waterfront District, including upgrades to the waterfront, investment in concerts and festivals to benefit Philadelphia and the community, the further retention

and beautification of the open spaces and public walkways along the Delaware River and throughout the entire waterfront corridor.

This is a unique attribute to Riverwalk Casino's submittal that sets it apart from, and, in our opinion, above the other applicants.

3. **Pedestrian Access** – A location that provides a continuous pedestrian link between the emerging residential waterfront communities to the north and south along Columbus Boulevard and the central waterfront as the public destination for festivals, ice skating, boating, culture and year round people watching. It is the only site, of all the proposed sites, that currently has a continuous pedestrian link in place.
4. **Icon** – A location that provides for the opportunity of a design icon to lead people to the waterfront at the foot of Spring Garden Street from neighborhoods to the west. The opportunity also exists through lighting and graphics to define the waterfront views from across the river in Camden.
5. **Public Transit Accessibility** – With access to public transit within two blocks, Riverwalk Casino provides the nearest access to bus and rail of any applicant. The immediate area surrounding the site provides public transit accessibility for workers and tourists alike, thereby reducing the demand for parking and relieving some potential for congestion at Spring Garden and Columbus Blvd. The Market Street Subway/ Frankford Elevated station at 2nd and Spring Garden Street is a short ride from any neighborhood from far West Philadelphia and Northeast Philadelphia. Easy transfers from the Broad Street Subway allow patrons and employees from South and North Philadelphia the same convenient accessibility. The site is one stop from Old City galleries and restaurants, just two stops from the Independence National Park area and four stops from the Pennsylvania Convention Center. Water taxi and/or ferry is one convenient dock away from the Riverwalk Casino site.
6. **Limited Community Impact** – Research indicates that Riverwalk Casino has the fewest number of homes within one mile – between 28% and 68% fewer homes than the other applicants. A redesign of the intersection at Spring Garden Street along Columbus Boulevard by Riverwalk Casino could provide improved vehicular flow. In addition, the location provides high visibility for visitors traveling along I-95. In short, this is a site that while close to the community does not overly impact the community. Furthermore it provides in the riverwalk, a positive impact with a continuous public connection to link new residential construction to the north with cultural and open space activities to the south.

Regardless of where the two Philadelphia casinos are located, they should strive for the highest standards of design, as they will be creating a new history for Philadelphia, especially for its vibrant waterfront. We should not shy away from something that is new and exciting any more than we should accept solutions that do not provide for public access and amenity. The proposed developers of all sites should be making the kind of ongoing commitments to community

entertainment, culture, recreation and amenity that Riverwalk Casino has committed to the Penn's Landing waterfront by means of its long term lease payments.



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: William Yuzchak

Address:

Telephone: _____

Organization, if any: St Michael The Archangel Orthodox Catholic Church

Employer: _____

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

As a resident of Maple Glen / St. Michaels Church, I demand that the Pennsylvania Gaming Control Board extend the deadline for Written Comments beyond June 2, 2006, to a date no more than 60 days prior to the licensing of Philadelphia's Category II facilities. I require more time to review the potential impact of the multiple gaming facilities proposed in and near my community.

In addition, I would like the PA Gaming Control Board to respond publicly to the following concern:

I am a long-time member of St. Michael The Archangel Orthodox Catholic Church at 4th Street and Fairmount Avenue in the Northern Liberties section of Philadelphia. St Michaels moved to this location in 1923 after the City of Philadelphia confiscated its church building at 6th and Spring Garden Streets under eminent domain condemnation proceedings to widen Spring Garden Street. This could happen again to St. Michaels if the Riverwalk Casino is built at Spring Garden Street and Columbus Blvd/Delaware Ave.

The Northern Liberties area is already overloaded with heavy traffic and short on off-street and on-street parking because of newly constructed and rebuilt homes [high-rise condos on Columbus Blvd./Delaware Ave. as well as rebuilt row homes], restaurants, nightclubs and other businesses. The Riverwalk Casino would add tremendously to the traffic and parking problems in the area and could ultimately result in eminent domain condemnation of properties to widen streets and provide other facilities, including the condemnation of St. Michaels Church and several other Orthodox churches, all old, historical buildings in Northern Liberties. This would

Comments: Page 2 (continued)

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

William Yoschak



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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: Chris Somers + Stephanie Somers

Address

Telephone

Organization, if any:

Employer: RE/MAX Affiliates

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

As a resident of Philadelphia Northern Liberties, I demand that the Pennsylvania Gaming Control Board extend the deadline for Written Comments beyond June 2, 2006, to a date no more than 60 days prior to the licensing of Philadelphia's Category II facilities. I require more time to review the potential impact of the multiple gaming facilities proposed in and near my community.

In addition, I would like the PA Gaming Control Board to respond publicly to the following concerns:

- No casino at Delaware + Spring Garden!
- Riverwalk is the worst planned and least thought out proposal. Other proposals are spectacular. This one is scary. It is the smallest of the sites and the lowest in funding and the least in casino experience. The thought of Planet Hollywood and other cheap, low-budget establishments is horrid. The project is based on a second-rate nightclub theme - exactly what we have been fighting against on Delaware Ave for years. As an owner of several condos in the area, this is the worst sight for traffic as

Stephanie Somers



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: CARRIE N. HANSON

Address: _____

Telephone: _____

Organization, if any: _____

Employer: _____

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

As a resident of Northern Liberties (PHILA), I demand that the Pennsylvania Gaming Control Board extend the deadline for Written Comments beyond June 2, 2006, to a date no more than 60 days prior to the licensing of Philadelphia's Category II facilities. I require more time to review the potential impact of the multiple gaming facilities proposed in and near my community.

In addition, I would like the PA Gaming Control Board to respond publicly to the following concerns:

- * Increased traffic in and around Northern Liberties
- * Safety issues relating to increased developm

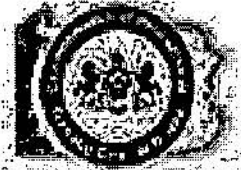
Comments: Page 2 (continued)

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

[Handwritten signature]



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: ANDA DUBINSKIS

Address: _____

Telephone _____

Organization, if any: _____

Employer: UNIVERSITY OF PA.

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

As a resident of Northern Liberties, I demand that the Pennsylvania Gaming Control Board extend the deadline for Written Comments beyond June 2, 2006, to a date no more than 60 days prior to the licensing of Philadelphia's Category II facilities. I require more time to review the potential impact of the multiple gaming facilities proposed in and near my community.

In addition, I would like the PA Gaming Control Board to respond publicly to the following concerns:

Northern Liberties is currently experiencing a burgeoning expansion. The number of new residents in the neighborhood will certainly increase traffic in the area. As it is now, Columbus Boulevard and Spring Garden street can't contain the traffic as the population new stands, unless accommodate a tenfold projected increase due to casino traffic.

The proposed Riverwalk site is too small to building a casino. It will cut off River access, it will not have a buffer between it and the neighborhood and the last thing we need is a big box, no wind and a huge parking tower on the riverfront. This is not a wise use of the riverfront at all.

Comments: Page 2 (continued)

This neighborhood has been fighting tawdry nightclubs for years, and yet here we will have another similar establishment shoved down our throats. We have families and we want to improve the quality of life in our area. The new condos being built in our neighborhood are upscale — finally the neighborhood is improving. Don't bring our progress crashing down by building casinos at Delaware and Spring Garden OR at Delaware & Frankford.

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



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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:

ROBERT SOLOMON

Address:

Telephone:

Organization, if any:

NLNA

Employer:

BUILDER/DESIGNER

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

As a resident of NORTHERN LIB., I demand that the Pennsylvania Gaming Control Board extend the deadline for Written Comments beyond June 2, 2006, to a date no more than 60 days prior to the licensing of Philadelphia's Category II facilities. I require more time to review the potential impact of the multiple gaming facilities proposed in and near my community.

In addition, I would like the PA Gaming Control Board to respond publicly to the following concerns:

Riverwalk Casino is an ill conceived project

for following reasons:

1. projected 30% (maybe more) traffic to and from site would occur on Spring Garden St. and Delaware Ave. - surface streets which feed surrounding neighborhoods and are present inadequate to cope with existing inrte life acti

2. I believe the site is too small ~~for~~ scope of operation.

3. I believe the axis of Spring Garden and Delaware Ave. should be developed and maintained as a common park, and amenity for the well being of the citizens of Phila. It would serve as a natural town square (similar to Washington Sq.) around which private development would occur.

4. Depending on subway/El commuters, to patronize the Riverwalk is wishful thinking. It would draw the very people who should be protected from a gambling operation.

5. Entertaining the idea of a gambling casino at the important node of city axis is shortsighted and demonstrates ~~and~~ a lack of good city planning principles.

6. Rethink traffic from Washington Ave. to 95th St.



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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: Matt Ruben

Address:

Telephone

Organization, if any: Northern Liberties Neighbors Assn.

Employer: Bryn Mawr College

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

As a ^{representative} resident of Northern Liberties, I demand that the Pennsylvania Gaming Control Board extend the deadline for Written Comments beyond June 2, 2006, to a date no more than 60 days prior to the licensing of Philadelphia's Category II facilities. I require more time to review the potential impact of the multiple gaming facilities proposed in and near my community.

In addition, I would like the PA Gaming Control Board to respond publicly to the following concerns:

Please see attached written
comment, and CD and
DVD.

Comments: Page 2 (continued)

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



Northern Liberties Neighbors Association

**BEFORE THE PENNSYLVANIA GAMING CONTROL BOARD
Written Comments on Applicants' Proposals and Impact Reports**

Submitted by:

Northern Liberties Neighbors Association

Matt Ruben, President

Dated: May 25, 2006

NOTE: A CD AND DVD ARE INCLUDED AS SUPPLEMENTS

SUMMARY OF WRITTEN COMMENT

Community and Organization

- The Northern Liberties Neighbors Association (NLNA) is the sole community organization representing the residents, business owners and property owners of Northern Liberties.
- Northern Liberties is the fastest growing neighborhood in Philadelphia and does not need economic development from a casino.

Casino Siting Position

- Reflecting the will of its membership, the NLNA officially opposes the licensing of the proposed Riverwalk Casino.
- The NLNA also sees many of the problems of Riverwalk manifested in the Sugar House proposal.

Evaluation of Riverwalk Proposal and Impact

- The Riverwalk proposal is beset by a series of unsolvable problems, owing primarily to small size of its site.
- The Riverwalk site is uniquely small, more than 50 percent smaller than the next-largest proposed site.
- Riverwalk's traffic study contains numerous errors and omissions.
- Riverwalk's traffic plan is unworkable; its proposed traffic mitigation measures negate one another.
- The surrounding roadways cannot accommodate both Riverwalk and the other current and planned development projects.
- Riverwalk obtained its lease option with the Penn's Landing Corp. under controversial circumstances.

Comment on General Casino Impacts

- Any casino will increase crime and degrade emergency services in its host community.
- Government and Act 71-mandates resources are not currently adequate to deal with the social costs of casinos.

Recommendations to the Pennsylvania Gaming Board

- Do not under any circumstances license the Riverwalk Casino.
- Do not under any circumstances "cluster" casinos - i.e. do not license two casinos within less than two miles from each other on the Delaware River.
- Immediately release casino applicants' full, current proposals to the public.
- When applicants' revised, final proposals are submitted later this year, release them to the public and initiate a new public comment period of at least 90 days in duration.
- Do not consider licensing the Pinnacle or Sugar House casinos unless upgrades to the I-95 Girard Avenue interchange have been initiated.
- Do not license any casino unless or until it has submitted an executed Community Benefits Agreement with the proximate, established community organizations.
- Require casinos to mitigate social impacts by funding new police, sending regular financial statements to patrons, upping funding for compulsive gambling treatment, and creating an endowment to help with catastrophic financial losses by patrons.
- Implement key safeguards prior to casino operation (full traffic studies, environmental remediation, police staffing, and construction staging).

I. STATEMENT OF ORGANIZATIONAL INTEREST

A. Organizational Profile

The Northern Liberties Neighbors Association (NLNA) is a neighborhood association, City of Philadelphia Neighborhood Advisory Council (NAC), and 501(c) (3) charitable nonprofit organization. Founded in 1978, the NLNA is charged by the City of Philadelphia with representing the approximately 4,500 men, women and children who live in the Northern Liberties neighborhood of Philadelphia. The NLNA also represents all of the businesses located in the community, which as of this writing number approximately 100 and range from a small resident-owned pizza shop to a billion-dollar development company with holdings across the Greater Philadelphia region. There is no business association or other civic organization in Northern Liberties: the NLNA is the sole representative of everyone who lives or operates a business in the neighborhood, and there are no membership dues: every adult person in the neighborhood is a member of the NLNA.

B. Neighborhood Boundaries

Northern Liberties is situated on the bank of the Delaware River, just to the north of Old City, the historic downtown district. The City of Philadelphia and the NLNA's Bylaws define Northern Liberties as the area bounded:

- On the South, by Callowhill Street;¹
- On the North, by Girard Avenue;
- On the West, by Sixth Street; and
- On the East, by the bank of the Delaware River, including the pier heads, from Callowhill Street up to Laurel St.; and by Front Street, from Laurel Street up to Girard Avenue.

As the above boundaries indicate, **the site of the proposed Riverwalk casino (Delaware Avenue between Noble and Fairmount Streets) is located in Northern Liberties**; it is part of the neighborhood. The site of the proposed Sugar House casino is approximately one block, or 0.1 miles, from Northern Liberties. The site of the proposed Pinnacle casino is approximately seven blocks, or 0.62 miles, from Northern Liberties.



Locations of proposed casino sites in, and relative to, Northern Liberties

¹ The City of Philadelphia sets the southern boundary at Vine Street, one block farther south.

C. Neighborhood Profile

Northern Liberties is one of Philadelphia's oldest communities. It was created at the same time William Penn drew his original plan for Philadelphia. Estates to the north of the original city were offered as incentives to spur investment in Philadelphia proper; hence the name Northern Liberties - free land to the north.

Like Penn's ideal "Green Country Towne" of Philadelphia, Northern Liberties quickly became carved up into small, urbanized parcels suitable for rapid development. From the beginning it served as workers' housing, and with industrialization its proximity to the Delaware River made it a dense, bustling neighborhood of small "trinity" rowhomes and large factories, primarily breweries and tanneries.

Hit hard the decline of American manufacturing, "white flight" to the suburbs, and the creation of Interstate Route 95, Northern Liberties suffered massive disinvestment in the 1960s and '70s. It saw a spur of home renovation and home building in the real estate boom of the 1980s, and then experienced stagnation again when the bubble burst at the dawn of the 1990s.

Since 1999, the neighborhood has again experienced a resurgence, this time of greater scope and duration. A skyrocketing residential real estate market has resulted in a stampede of residential conversion projects that have increased the neighborhood's population by approximately 14 percent since 2000. Northern Liberties is now a truly mixed-used community, with residential, retail commercial, office commercial, light industrial, warehousing, institutional and green/recreational uses coexisting side-by-side, and often within the same parcel or structure (see Interface Studio, "Northern Liberties Neighborhood Plan," November 2005, p. 8; plan is included in electronic format on an accompanying Compact Disc).

From 2003 to 2005, home-sale prices in Northern Liberties increased by 181 percent, the largest rise in Philadelphia (Neighborhood Plan, p. 17). Development projects that have received zoning approval or are already under construction will increase the neighborhood's population to more than 12,000 people over the next three to five years - an increase of well over 300 percent from the year 2000.²

These facts establish Northern Liberties as the **fastest-growing community in Philadelphia**, and most likely the fastest-growing community in the Commonwealth of Pennsylvania.

² The Northern Liberties Neighborhood Plan, p. 17, projects a population of 10,441, an increase of 270 percent from the year 2000. Since the Plan was finalized, other development projects have received zoning approval and/or begun construction. Using the Plan's formula - the 2000 Census's average of two people per household, and an 85 percent residential occupancy rate - these new developments would add a minimum of 1,870 more residents, for a new total of 12,311, an increase of 311 percent from the year 2000.

D. Community Interest

Because of their location in or near Northern Liberties, each of the three proposed Delaware Avenue casino operations (heretofore referred to in the aggregate as "the casino proposals") would have a significant impact on Northern Liberties, with the Riverwalk site clearly the most impactful, and the Sugar House site not far behind.

In addition, because Northern Liberties has experienced and continues to experience rapid growth, we are naturally concerned about the impact of a casino in or near the neighborhood. Specifically:

- A casino is not necessary to spur economic development in Northern Liberties.
- A casino would compete with existing and planned development for infrastructural resources (primarily roadways) needed to accommodate new and ongoing residential and commercial development.
- A casino would present an incompatible and undesirable use relative to nearby new, ongoing and planned development.

During the first half of 2006, the NLNA has facilitated an ongoing, community wide discussion of the casino proposals, with the twin goals of informing area residents and business owners about the proposals, and of learning about residents' and business owners' views and preferences. This discussion has included several NLNA General Membership Meetings, formal presentations to the community by representatives of all three area casino applicants, email exchanges, small-group sessions, and one-on-one conversations between members of the NLNA Board of Directors and NLNA members.

Prior to May, 2006, the NLNA took no position on any of the casino proposals, in order not to influence the general membership. After several months of community dialogue, it became clear that an overwhelming majority of Northern Liberties residents and business owners are vehemently opposed to the Riverwalk proposal in particular. While it has not been possible to formally poll every single one of the NLNA's 4,500 members, we can say that no member of the NLNA Board of Directors has ever heard a single person in the community speak in favor of the Riverwalk proposal - in a public meeting, in a private conversation, in a letter or in an email. We can say, in good faith and without exaggeration, that we have found no community sentiment in favor of the Riverwalk proposal, and that community sentiment against Riverwalk in Northern Liberties is, for all intents and purposes, unanimous.

In response to the overwhelming opposition to the Riverwalk proposal, The NLNA Board of Directors passed a resolution at its May 1, 2006 meeting that reads:

The Northern Liberties Neighbors Association opposes the licensing of any casino facility at the site of the former City of Philadelphia incinerator at the intersection of Delaware Avenue and Spring Garden Street, for which the Riverwalk casino currently is proposed.

With these concerns and this community context in mind, and on behalf of its members, the NLNA below responds to the casino proposals, with a special emphasis on the Riverwalk proposal, covering the following areas:

- Site Analysis - Riverwalk
- Traffic Impact - Riverwalk
- Social Impacts - All Casinos
- Recommendations to the Gaming Board - All Casinos

E. Special Note to the Gaming Board

Before proceeding further, we wish the Gaming Board to take special notice of the following:

No reasonable person can deny that the breadth and vigor of opposition to Riverwalk in Northern Liberties is due in part to the fact that it is located in our neighborhood - it is quite literally on our front doorstep.

We wish to emphasize to the Board, however, that proximity is by no means the only reason for our opposition to the Riverwalk proposal. Northern Liberties is in no way, shape or form a "Not in My Backyard" community. Northern Liberties is the city's fastest-growing community precisely because it has supported all manner of new development, including residential infill, mid-rise and high-rise condominium projects, mixed-use residential-commercial developments, and a variety of commercial uses including liquor establishments. We have negotiated zoning variances, development agreements, conditional liquor licenses, and restrictive covenants for development projects with budgets as high as \$800 million.

So it would be inaccurate - and a grave error - for the Gaming Board to think Northern Liberties has not given due consideration to the Riverwalk proposal, or has ruled it out simply because it is located near us.

II. EVALUATION OF RIVERWALK CASINO PROPOSAL

A. Site Analysis

We expect most community groups will begin their evaluation with Traffic Impact. Traffic is indeed the most significant everyday community impact, and we address it just below, in Section B.

But, following on the Special Note just above, we feel it is crucially important to begin our evaluation with a specific discussion of the Riverwalk site, to elaborate are particular concerns beyond the mere fact that the site happens to be in Northern Liberties.

The Riverwalk site is unique among the Philadelphia casino proposals, for three reasons:

- i. It is the smallest site
- ii. It is located in the heart of Penn's Landing
- iii. It proposes a second-rate design around a nightclub theme

i. Riverwalk Is By Far the Smallest Site, Causing Numerous Unsolvable Problems.

At 11.5 acres (including underwater portions of the property), Riverwalk is by far the smallest of the casino sites. It is:

- 6.5 acres smaller than the Trump Street site
- 10.5 acres smaller than the Sugar House site
- 13.5 acres smaller than the Foxwoods site
- 21.5 acres smaller than the Pinnacle site

Put another way, Riverwalk is less than two-thirds the size of TrumpStreet, just over half the size of Sugar House, less than half the size of Foxwoods, and about one-third the size of Pinnacle.

This small size creates numerous problems. *Riverwalk would have the least river access, least open space, least green space, least neighborhood buffer, least pollution buffer, and tallest parking garage of any proposed Philadelphia casino.*

Riverwalk has the least useful river access. The proposed project provides river access in name only. To access the river without going through the casino, one must follow a very narrow access path on the north or south edge of the site - the northerly path looks impossibly narrow in the existing renderings, and the southerly path requires one to walk around an open, ten-story parking garage (more on which below). The actual riverfront area is by far the smallest of any of the proposed Delaware Avenue/Columbus Boulevard proposals, and is not contiguous in any meaningful way. Existing renderings show the riverfront area to be nothing more than an access walkway itself, located in the shadow of the casino and the parking. This is not a useful, hospitable, or even viable riverfront area. It does not fulfill the spirit of riverfront access.

Riverwalk has the tallest, most poorly placed parking garage. Upon completion, Riverwalk's garage will be ten stories tall, by far the tallest structure on the site - and it is located right on the Delaware Avenue Street frontage, with no aesthetic buffer, and (as noted below) no automobile buffer to accommodate the inevitable backups from traffic pulling in to the garage entrance at Delaware Avenue opposite Noble Street. While the garage is not shielded from the street frontage, it is also not shielded from the river, or the south side. This is because the garage takes up the entire depth, and about one-third the entire width, of the site - a fact which is in turn attributable to the unsolvable limitation of the site's small size.

Riverwalk is the only applicant that proposes putting a giant, blockbusting entertainment venue on the street frontage. Nearly as intrusive as the garage, a Planet Hollywood sits on the northern portion of the site, right on the Delaware Avenue street frontage. This generic, big-box chain establishment holds no particular appeal for Philadelphia, and all existing renderings feature giant celebrity images, again right on the street frontage. There is no landscaping to speak of and no buffer. This is particularly important since the site is located as little as 700 feet from existing residences, and directly adjacent to, or across the street from, planned and under-construction residences (see below).

Riverwalk has very few ancillary uses. Whereas the Pinnacle proposal plans a movie theater, outdoor promenade with pedestrian-scaled shops, and an outdoor recreation area, the Riverwalk site squeezes a small selection of food-court eateries and bars in between the parking garage, the gaming floor and the Planet Hollywood. These uses are not separate uses but rather parasitic on the primary gaming use. They offer nothing in the way of use, design or recreational space.

The site is an environmental loser. With almost no open space, and no green space at all, the proposed site plan provides virtually no stormwater management capacity, no environmentally friendly design, and no way to provide light, air and sight lines that coordinate with and enhance the riverfront area.

The site is cheaply designed and will likely be cheaply constructed. The site is so small that Riverwalk is unable to provide any meaningful ancillary uses that would generate extra revenue. Pinnacle, by contrast, is planning a movie theater and shops that it clearly expects to generate revenue. Because of this, Pinnacle proposes to invest more in its project up-front - an investment that is reflected in a more sophisticated design that appears to use better grade materials, and that provides much more meaningful river access and a wealth of open space relative to Riverwalk.

The site's construction would be uniquely impactful - if it is possible at all. The site's size would seem to make it impossible for Riverwalk to adopt a phased construction plan in order to provide the required 1,500 slot machines in a temporary facility within 12 months of receiving a license. We fail to see how would the developer provide enough parking for a temporary facility while staging construction for the permanent one. Alternatively, the developer could choose to try to abandon phased construction, instead rushing and perhaps cutting corners to open a permanent, 3,000-machine facility in 12 months. Regardless, the site's size will no doubt require Riverwalk to stage more of the construction off-site than any other applicant. This raises concerns about construction vehicles crossing back and forth across public roads; about construction workers'

personal vehicles being parked all over neighborhood streets; and about excessive noise, vibration and traffic disruption impacting our community for a year or more.

The site offers poor value to the Commonwealth. Riverwalk's size has forced it to locate its gaming floor above grade, effectively on a second floor above a parking level. Future expansion - to 5,000 machines, and potentially to table games in the future - would have to take place on upper floors. We are aware that this is not the preferred practice in the gaming industry, and this concerns us because it would make Riverwalk less successful than a better-sited facility, thereby providing the Commonwealth with less tax revenue with no corresponding reduction in negative community impact.

ii. Riverwalk is located in the heart of Penn's Landing.

All four riverfront casino proposals share a common weakness - gaming facilities are as a matter of course designed to isolate patrons from the outside. This seems to be a design in direct conflict with the asset and benefit of a riverfront parcel of land.

Of all four riverfront proposals, however, We feel Riverwalk is the worst in this regard. Located in the heart of Penn's Landing, the Riverwalk site would be better served by a use more consistent with the public, river-oriented, outdoor spirit of Penn's Landing. Why put a windowless box and a ten-story parking garage - with no spatial or aesthetic buffers of any consequence - right in the middle of Penn's Landing? Do the City and the Commonwealth really want Penn's Landing to be anchored by a ten-story parking garage emitting auto exhaust fumes out onto the Delaware River 24 hours a day, seven days a week?

iii. Riverwalk proposes a second-rate design around a nightclub theme.

In addition to the particular offense that would be constituted by siting a riverfront casino on Penn's Landing, we also fee that Riverwalk's nightclub theme is a giant step backwards for Philadelphia. The only ancillary uses of any significant size are the Planet Hollywood and an undefined "entertainment venue" that appears to be a nightclub - and which is of course located right on the Delaware Avenue frontage. Those familiar with Philadelphia's development trends in recent years will note that City and Commonwealth officials have worked diligently for years through the legal system - at considerable public expense - to get troublesome nightclub uses off of Delaware Avenue, and that their efforts were instrumental in creating the currently favorable development climate on Delaware Avenue. *Riverwalk's nightclub theme is a gesture to an ugly past that Philadelphia has put behind it.* Whatever the management practices of Riverwalk, the project proposes a specific type of entertainment use that we believe will reinforce the worst aspects of the gaming use, rather than enhancing it or mitigating it - and that may encourage a resurgence of other nightclub uses along Delaware Avenue.

In the past, Delaware Avenue nightclubs were nuisances in an otherwise underdeveloped urban landscape. Now, however, Delaware Avenue is alive with current and future development, most of it residential in nature, with commercial uses being anchored economically, spatially and

aesthetically by the residential uses. We acknowledge that Delaware Avenue is not, cannot, and should not be a residential street - far from it. However, we feel that a casino - particularly one without table games, with cheap, second-rate architecture and design, and with distinctly generic, unappealing ancillary uses - can only depress the investment and home-sale environment along Northern Liberties' portion of the Delaware Avenue corridor. Every time we speak with a Delaware Avenue condominium developer about Riverwalk, we get an immediate, negative reaction. If the developer has not seen the plans and renderings, he typically reacts with concern. If he has already seen the plans and renderings, he reacts with scorn and disdain, upset at how his substantial investment - invariably more than Riverwalk's project budget - will be cheapened by the nearby location of a Planet Hollywood and ten-story parking garage right on the street frontage.

Unlike traffic, design is not subject to detailed quantitative analysis. So we simply provide here an excerpt of a summary of the design analysis from the recent Philadelphia Design Advocacy Group forum on casino design:³

Riverwalk Design – the first thing that must be said about the Riverwalk design is that the tiny number of renderings that are available are amateurish in quality and give almost no idea of what the project might look like. There is only one rendering that has been “finished” in any sense of the word, and that is the view from Delaware Ave. It shows a structure identical to any corporate “big box” architecture – think Home Depot or WalMart – covered with large advertising panels along the façade. Stylistically this is a real detriment to a city with such rich architectural traditions as Philadelphia. In terms of site design, the tiny site is overburdened with everything it must accomplish, and the few drawings available never adequately explain how the anticipated number of cars and buses might actually be accommodated. Over a third of the site is a parking garage, which wastes valuable river frontage on two sides and looms over Delaware Avenue on a third. The few non-gambling amenities are tucked deep inside the casino, and the tiny open space fronting the river is accessible only from the casino or from behind the garage, an unattractive and intimidating experience at best.

On the whole, this design, or what can be discerned from the less-than-modest effort the developers have undertaken, will contribute nothing to the city. Instead, this box-that-could-be-anywhere will be a detriment to this critical area along the central waterfront.

³ Our understanding is that a version of this commentary also has been submitted as part of the public comment of the Fishtown Neighbors Association (FNA), with whom we agree wholeheartedly on this point.

B. Traffic Impact

Traffic is by far the most significant community impact for any casino, and Riverwalk is no different. The problems with both Riverwalk's traffic study and its traffic plan are numerous. We summarize the most notable of them here.

i. Riverwalk's Location Threatens to Cut Northern Liberties off from the City and Region.

Riverwalk is the only proposed casino that uses Spring Garden Street as an access road. Spring Garden Street is the key link between Northern Liberties and most of the rest of Philadelphia - and the Greater Philadelphia region. To get to Center City or Old City from Northern Liberties, one must cross Spring Garden Street. To get to the Art Museum area, to Fairmount Park, or to virtually any supermarket, home improvement store, clothing store or furniture store from Northern Liberties, one must also travel on or traverse Spring Garden Street. And perhaps most important, one cannot access I-676, the Vine Street Expressway - and therefore I-76, the Schuylkill Expressway - without crossing Spring Garden Street.

Spring Garden Street is the functional and symbolic gateway to Northern Liberties. *When Spring Garden is inaccessible or overcrowded, Northern Liberties becomes isolated* - we cannot easily get out of the neighborhood. This is particularly true for the residential enclaves located between Delaware Avenue and the I-95 overpass. Often excluded from renderings and developers' maps, some of these *residents live less than 700 feet from the Riverwalk site*.

Conversely, when Spring Garden is inaccessible or overcrowded, friends, tourists, restaurant patrons, consumers and business clients cannot get in. Northern Liberties businesses are shopkeeper businesses, locally owned and operated, and utterly dependent upon customer access from downtown neighborhoods to the south. *Any significant degradation in traffic conditions on Spring Garden Street will send these customers elsewhere, decimating most of Northern Liberties' businesses.*

In this context it is clear that *the Riverwalk casino proposal poses a serious traffic threat to not one, but two arteries crucial to Northern Liberties: Delaware Avenue and Spring Garden Street. This traffic threat involves not merely commuter convenience and the rather abstract notion of quality of life, but also the very real issue of the survival of the neighborhood's entire commercial sector.*

It is therefore especially troubling that Riverwalk's Traffic Study (p. 8) indicates that traffic at the intersection of Delaware Avenue and Spring Garden Street will operate at an overall Level of Service "D" at peak weekday hours, defined as "approach[ing] unstable flow as speed and freedom to maneuver are severely restricted" (Philadelphia Gaming Advisory Task Force, "Final Report," p. 140). Moreover, traffic headed northbound on Delaware Avenue - either straight through or turning left onto westbound Spring Garden Street - will operate at Level of Service "E" (near-failure), defined as "unstable flow at or near capacity levels with poor levels of comfort and convenience." (Philadelphia Gaming Advisory Task Force, "Final Report," p. 140)

It is important to note that these poor levels of traffic service include any benefits accruing from Riverwalk's proposed road improvements - "D" and "E" are the best we can hope for with Riverwalk in our community. And even this understates the traffic reality, as the next subsection reveals.

ii. Riverwalk Fails to Account for the Largest Amount of Present, Concurrent and Future Development Anywhere in Philadelphia.

Riverwalk's traffic picture moves from bleak to alarming when one realizes that its traffic study severely understates the actual volume of traffic Delaware Avenue and Spring Garden Street will need to accommodate.

Riverwalk's Traffic Study (p. 8) assumes that a casino will have to coexist with current traffic volumes, plus additional volume generated by 170 new condominiums at the Waterfront Square project, located just north of the Riverwalk site. Relying on what it says is "information provided by Penn's Landing Corporation and the City of Philadelphia," the study lists three development projects "being considered or under construction within the vicinity of the project site": Waterfront Square, Marina View, and the World Trade Center.

The study accounts for 170 new residences in Waterfront Square, even though buildings holding more than that number are presently standing on the site, already completed - and even though the final project will contain 800 residences. The study also mentions Marina View project, located immediately south of the Riverwalk site, but inexplicably does not account for any traffic impact from that project at all in its traffic counts. Finally, the study mentions the World Trade Center, which will be more or less across Delaware Avenue from the Riverwalk site. Because "the size and time of completion of for this development [are] unknown," the study also does not account for any traffic impact from that project.

More importantly, the traffic study entirely ignores the following projects, which have already received zoning approval and/or are already under construction:

- The Hoboken Brownstone Company project, with 1,100 new residences and 100,000 square feet of commercial space, located directly across Delaware Avenue from the northern boundary of the Riverwalk site.
- Bridgman's View Tower, with 332 residences, 177 hotel rooms, and approximately 100,000 square feet of retail and office space, across Delaware Avenue from the Riverwalk site, located directly to the north of the Hoboken Brownstone Company site.
- Trump Tower, with 260 residences and an undetermined number of square feet of retail commercial space, located between Waterfront Square and the Riverwalk site, i.e. directly adjacent to the Riverwalk site.

- Sky 101, with more than 100 residences, at 101 Spring Garden Street, one block from the Riverwalk site.

All told, these projects will put more than **2,592 residential units, 177 hotel rooms, and more than 200,000 square feet of commercial space within a two-block radius of the Riverwalk site** - and those figures do not even include Marina View or the World Trade Center. Taken together, the traffic impact of all these projects will be very much like that of a casino.

In effect, **Riverwalk is proposing to put a casino right in the middle of a three-block stretch that is already slated to have a casino's worth of traffic impact in the form of other development.** By limiting its study to traffic impacts existing only in 2007 - and by relying on woefully incomplete and inaccurate information even for that period - Riverwalk has seriously misrepresented the traffic situation to which it proposes to add the tens of thousands of cars it would draw each week.

It is worth repeating that **this sin of omission is by far the largest of any casino site - no other surrounding community is getting anywhere near the volume of new development that Northern Liberties is.**

Adding Riverwalk to all this new development would surely push the Delaware Avenue and Spring Garden intersection - and no doubt many surrounding intersections - to failure, to Level of Service "F".

iii. Riverwalk's Existing Traffic Counts Are Too Low

The traffic study includes counts from only two occasions: a weekday afternoon in early December, and a Saturday afternoon/early evening in mid-November (p. 21). This is so small a sample as to be useless.

More important is the omission any samples taken earlier in the day on the weekend, when large volumes of traffic head down Spring Garden and Delaware Avenue to major shopping, entertainment and recreation destinations. Also missing is any sample taken after 7:00PM on Thursday, Friday or Saturday, when both Delaware Avenue and Spring Garden Street are packed with vehicles traveling to restaurants and bars in Northern Liberties, nightclubs on Delaware Avenue, and 11 large nightclubs and concert venues, with total capacity well over 15,000, on or near the 100, 200, 300, 600, 700 and 800 blocks of Spring Garden Street. Finally, the study includes no samples taken between the months of May and August, when traffic at all times increases significantly, and when gaming traffic peaks as well.

iv. Riverwalk's Projections for Its Own Traffic Are Too Low.

The traffic study uses racetrack-slot facilities to calculate its traffic counts. In particular, it focuses on Delaware Park as a comparable facility. This ignores the considerable differences in

the ability of Wilmington, Delaware and Philadelphia to draw customers to any entertainment venue, casino or not.

Riverwalk also discounts all automobile traffic counts by 20% because of the proximity of the Spring Garden subway El stop. This El stop requires travelers to enter and exit beneath the I-95 overpass, into *a dark, poorly lit area so unsafe that even longtime Northern Liberties residents refrain from using it after nightfall*. The station is also extremely run-down and always smells of urine. To reach it from the Riverwalk site, one must cross six lanes of traffic - or seven, after Riverwalk's proposed addition of an extra northbound turn lane at Spring Garden Street - on Delaware Avenue, then walk along Spring Garden street by a nightclub and a strip center containing another nightclub and a gentlemen's club, then cross four lanes of traffic on Spring Garden. It is difficult to imagine anyone - let alone the core senior-citizen slot-machine customer - choosing this public transit option, especially if he/she hopes to be carrying cash winnings home.

Perhaps most important, Riverwalk estimates that 70 percent of its traffic will be regional, while 30 percent will be local. It strains credibility to imagine a regional casino customer walking or driving to a regional rail station, paying upwards of \$4-\$5 for a train, taking the train to the Market East subway station, buying a transfer, waiting for the Market-Frankford train, and then taking that to the aforementioned El stop - and then making the same expensive, time-consuming trip on back. That leaves only the 30 percent of customers who are local - which means that *Riverwalk is claiming that fully two-thirds of local customers will come by mass transit*. This is a claim that is quite literally incredible.

In sum, any discount of automobile traffic beyond a token amount (to account for some employee travel) is unrealistic. We therefore feel that the percentage of casino visitors who will arrive by automobile is closer to 95 percent than Riverwalk's 80 percent.

Finally, Riverwalk calculates post-development traffic Levels of Service based on its Phase I build-out, with 3,000 slots, and ignores the impact of the facility when it would have 5,000 slots, at Phase II.

v. Riverwalk's Analysis of Traffic Routes Is Misleading.

The traffic study (p. 14) states that 68 percent of casino traffic will come from the "general direction" of the north or south, originating on I-95. However, the study reveals that fully 63 percent of traffic would have to enter from Spring Garden Street and Callowhill Street (p. 15). Putting aside Riverwalk's exclusion of 2,500 new residences and 200,000+ square feet of new commercial development, *traffic on Spring Garden Street would more than double, and traffic on Callowhill would increase by more than 1,000 percent* - there would be more than 11 times as much traffic on Callowhill Street.

vi. Riverwalk's Entrance Plan Is Unworkable.

Riverwalk plans two customer entrances - Spring Garden Street and Noble Street. Noble Street is a two-lane street running parallel to, and located 450 feet south of, Spring Garden.

Riverwalk proposes to put the valet and taxi entrance at Spring Garden, and the self-park and bus entrance at Noble. Riverwalk's traffic study acknowledges that this arrangement will make the Noble Street entrance "the access for the majority of automobile site traffic and bus service" (p. 16).

We fail to see how this arrangement can create anything short of chaos on Delaware Avenue. Thirty percent of casino traffic - 2,146 vehicles per weekday and 2,915 per weekend day - will come down eastbound Spring Garden Street. Buses and self-parking cars will have to turn right onto southbound Delaware Avenue, and then get into the lefthand lane so they can turn left at Noble, cross over four northbound Delaware Avenue lanes, and enter the facility. They will have to do this in a space of less than 400 feet - the distance between Spring Garden and Delaware.

At the same time, 33 percent of casino traffic - 2,385 vehicles per weekday and 3,239 per weekend day - will head down eastbound Callowhill Street, turn left onto northbound Delaware Avenue, and end up at the same Noble Street intersection. These vehicles will have only slightly more space - 800 feet - in which to cross six lanes of Delaware Avenue traffic (three southbound and three northbound) to get into the righthand lane on northbound Delaware Avenue, so they can make the right turn at Noble and enter the self-park garage.

But that is not all. Add to these two groups another 29 percent of traffic - 2,075 vehicles per weekday and 2,818 per weekend - that will be coming straight up northbound Delaware Avenue and run smack into the two streams of traffic trying to make the turn into the Noble Street entrance. And the other eight percent of casino traffic - 572 vehicles per weekday and 777 per weekend day - will hit this gridlock coming from the north, down southbound Delaware Avenue.

At peak hours, all of this gets exponentially worse, with up to 758 cars per hour - 13 cars per minute - having to navigate through the Noble Street situation.

When the facility expands to 5,000 slot machines, up to 1,260 cars per hour - 21 per minute, or more than one car every three seconds - will have to move through this impossible intersection.

Even that, however, does not tell the whole story of Riverwalk's traffic impact. Nearly all of the 2,592 new or planned residences and 200,000 square feet of commercial space located within two blocks of the Riverwalk site, will be located just to the north of the site. The only vehicular access to all of these residences and commercial establishments will be off of Delaware Avenue. All northbound traffic headed into these developments will have to navigate the same problematic intersections that Riverwalk patrons will have to navigate. This is to say nothing of the northerly entrance to Riverwalk, which will be used for service and deliveries, and whose impact is totally absent from the Riverwalk traffic study.

Signalizing the Noble Street intersection, adding an extra turn lane on Spring Garden, and adding an extra turn lane to Delaware Avenue, might help traffic flows when taken in isolation. Put together, however, they cancel each other out - or worse. *The City of Philadelphia could add 10 extra left-turn lanes from northbound Delaware Avenue onto Spring Garden Street, and it would not make a bit of difference.* Drivers could not get into the turn lanes, because they would end up in gridlock at Noble Street, with cars turning from southbound Delaware into the casino blocking all the northbound Delaware Avenue lanes. Riverwalk's traffic study offers no solution to this problem - because there is no solution.

vii. Riverwalk's Exit Plan Is Equally Unworkable - and Misleading.

Riverwalk's claims about traffic exiting to get back onto I-95 have no factual basis and totally misrepresent the likely scenario. There are two important issues to keep in mind here: (a) the question of whether a vehicle eventually needs to access I-95 north or I-95 south does NOT necessarily dictate if that vehicle with head north or south on Delaware Ave upon exiting the casino; and (2) relatedly, it is NOT true that traffic must - or will - use Delaware Avenue to access I-95 North or South. There are three main exit scenarios:

Traffic exits heading north on Delaware Avenue, joining the traffic volumes generated by the 2,592 new residences and commercial uses that access Delaware Avenue. To access their homes and businesses, these drivers will be turning on and off Delaware Avenue at least two signalized intersections within two blocks of the Riverwalk site. This is stop-and-go traffic, with lane changes and slow speeds - it is not simply smooth through-traffic. And Riverwalk projects that fully 55 percent of its traffic will exit headed north on Delaware Avenue.

Spurred in part by congestion on northbound Delaware Avenue, traffic exits heading south on Delaware Avenue, driving 2.6 miles through what is already the some of the heaviest traffic volume in Philadelphia, including 13 signalized intersections, to get to an I-95 South onramp. (Access to I-95 North is available approximately 0.75 miles earlier, but the traffic volume in that area is nearly as bad).

In a scenario totally ignored by Riverwalk's traffic study - and a scenario already practiced by area residents frustrated with today's Delaware Avenue traffic - motorists exit straight out of the casino, onto westbound Spring Garden St, turn left onto southbound 2nd Street, and drive right into the historic Old City neighborhood to access I-95 North at Race Street, or I-95 South at Market Street. Southbound 2nd St. services a bustling commercial and residential corridor, and at peak hours the Race Street and Market Street intersections are pushed to failure or near-failure. We have not commissioned a formal traffic study on these intersections, but even the most casual observer of the 2nd and Market intersection at peak hours can see that it operates with delays that put it at Level of Service F.

In sum, the Riverwalk traffic study:

- ignores the importance of Spring Garden as a connector between Northern Liberties and the rest of the city and region;
- ignores the threat Northern Liberties' entire commercial sector;
- undercounts existing traffic, both seasonally and on weekend days and nights;
- severely undercounts traffic that will be added to the area before and during construction of Riverwalk;
- greatly overestimates the percentage of traffic that will come by mass transit;
- fails to account for additional traffic drawn by Planet Hollywood and other ancillary uses;
- fails to account for the effect of its service entrance;
- fails to account for the effect of traffic entrance and exit patterns - over and above sheer traffic numbers; and
- fails to disclose the inevitable negative interactions between its various proposed traffic mitigation schemes.

C. Riverwalk Site Acquisition

Riverwalk is unique among the five proposed Philadelphia casinos in that it will not own its site. Rather, it will lease its site from the Penn's Landing Corporation, a public-private corporation chartered by the City of Philadelphia in 1970, and overseen by a Board of Directors consisting of public officials and their appointees. In December of 2005, the Penn's Landing Corporation Board voted to pursue a lease option with Riverwalk. Our understanding is that the vote passed by the minimum margin necessary (12 votes in favor); and that the vote occurred under unusual circumstances, with the Mayor removing his designee (who was going to abstain), then personally casting the deciding vote, then immediately removing himself and reinstating his designee. This, combined with the lack of public input or knowledge about the vote – to this day the public still does not know who voted which way, and the public does not even know the identities of all of the board's members – has raised serious questions in Philadelphia (see for example, John Sullivan and Marcia Gelbart, "Penn's Landing Slots Deal Drawing Criticism," *Philadelphia Inquirer*, December 16, 2005, p. B1). The circumstances under which the City of Philadelphia conveyed the land to the Penn's Landing Corporation have been called into question, as has the Penn's Landing Corporation's vote. The NLNA does not represent itself to be a legal expert in this matter; but we feel this situation casts a pall over the Riverwalk proposal, and, should it be licensed, might cast a pall over the entire Philadelphia site-selection process. For this reason we feel compelled to bring this matter to the Board's attention.

III. COMMENT ON SOCIAL IMPACTS

A. Crime

A Casino in or Near Northern Liberties Inevitably Will Increase Crime - and the Community Should not Have to Bear the Burden.

Two of the casino impact reports - Pinnacle and Sugar House - neglect the matter of crime altogether. The Riverwalk report, to its credit, acknowledges an increased in "petty crimes" at the casino. It also acknowledges that crime will increase in proportion to the increase in population that will occur as a result of casino patrons being in the area (pp. 29-30). It does not, however, address the question of how that crime will impact area residents. With casino patrons entering and exiting the facility primarily by car, bus and taxi - i.e. not on foot - and with the casino itself patrolled by a large detachment of security personnel, it seems logical that area residents and businesses will be the primary victims of the extra crime. *So while the casino will draw more criminals to the area, the community, it seems, will be on the receiving end of a disproportionate number of the crimes these criminals commit.* As a cursory examination of press reports from the spring of 2003, the summer of 2005, and the spring of 2006 attest, all it takes are a few petty crimes, or a single violent crime, to strike fear into the heart of a community like Northern Liberties, and to raise doubts about the investment, home-buying, and development environment.

Moreover, Riverwalk's claims about crime are based in part on the Philadelphia Gaming Advisory Task Force's 2005 Final Report, which examined crime rates before and after various casinos around the country opened and concluded that casinos do not impact crime. The Task Force made no attempt to distinguish between the overall national trend of falling crime, and the specific impact of casinos in particular locales. Moreover, the PGATF reviewed crime rates in only two cities with gaming. One of these, New Orleans, located its casinos in a "suburban community" and in an area "remote from the core urban area." None of casinos described in the Task Force's report is comparable to the urban facilities proposed by Riverwalk, Pinnacle and Sugar House. Nor is the PGATF's methodology of comparison sound.

"Casinos, Crime and Community Costs;" A study published in The Review of Economics and Statistics, by the President and Fellows of Harvard College and the Massachusetts Institute of Technology, authored by Earl L. Grinols and David B. Mustard, sets forth a more comprehensive and appropriate method of studying the impact of crime on casino communities. This study is the most comprehensive undertaken on the subject and analyzed all 3,165 counties in the United States from 1977 to 1996, controlling for over 50 variables. Accounting for the national trend of declining crime rates, Grinols and Mustard measured the magnitude of the decrease between casino and non-casino counties and found that *crime dropped twelve percentage points more in counties without casinos than in casino counties.* The bottom line is that crime increases over time in counties with casinos, and that casinos do not just shift crime from neighboring regions, but rather create crime (p. 29). The Study found that *"by the fifth year after introduction [of casinos] robbery, aggravated assaults, auto thefts, burglary, larceny, rape and murder were 136%, 91%, 78%, 50%, 38%, 21%, and 12% higher respectively"* (p. 30).

While the Riverwalk impact report claims that the City of Philadelphia will incur \$4.5 million in extra law enforcement costs annually, the Harvard/MIT study pegs social costs related to casino crime at \$75 per adult per year in 2003 dollars (p. 41). Given the Census Bureau's estimate that Philadelphia's 2003 adult population was 1,105,066 (<http://www.quickfacts.census.gov/qfd/states>), we estimate Philadelphia's total crime-related social costs from casinos to be \$82.9 million per year. Clearly more study is needed on this issue prior to licensing, and likely more resources must be committed up-front by casino operators to the crime-related social costs of casinos.

As regards Riverwalk and Northern Liberties specifically, we note that Northern Liberties is already split between two police districts. Explosive residential growth in Northern Liberties, combined with commercial growth to our south and a persistent high-crime environment to our north, has overburdened both police districts, resulting in a limited ability to prevent and prosecute crimes in our neighborhood. It seems clear that the presence of Riverwalk in our neighborhood would push this situation to crisis. Accordingly, in direct contravention of Riverwalk's claim that a new police district would not be necessary, we hereby request that if Riverwalk is licensed - which we believe it should not be - that a new Philadelphia police district be created, at the casino's expense, dedicated to Northern Liberties.

B. Public Safety

Alcohol and Traffic Will Threaten Community Safety.

Because every casino proposes to operate 24 hours a day, 7 days a week with multiple liquor-service facilities, and because casinos regularly "comp" patrons with free alcoholic drinks, it seems logical to assume that a large proportion of patrons will exit the casino having consumed one or more alcoholic beverages. When the facility has 3,000 slot machines, as many as 9,700 patrons will exit each day, most of them by car. When the facility has expanded to 5,000 slot machines, that peak figure will rise to over 16,000 (Riverwalk traffic study, p. 13). The risk of drunk driving is so great as to be a virtual certainty. Although this issue is both obvious and of deadly importance, none of the casinos has indicated that it has any program designed to minimize drunk driving or even identify drivers that may be intoxicated before they get into their cars. More importantly, neither the Commonwealth of Pennsylvania or the City of Philadelphia has committed to addressing this very dangerous situation in any way.

Relatedly, no government entity has provided any indication that adequate fire and EMS services will be maintained for Northern Liberties. There are no plans we know of to increase Philadelphia's complement of fire stations or fire and EMS personnel and vehicles - and the city's emergency response system is already taxed to the breaking point. The combination of tens of thousands of additional people in our community as a result of casinos, and the inevitable traffic problems the casinos will produce, creates legitimate - and thus far unaddressed - concerns about emergency personnel staffing levels and response times in our community.

C. Gambling Addiction

Insufficient Measures Have Been Taken to Assess and Deal with Gambling Addiction.

Studying urban casinos in Australia that are comparable to the ones proposed for Philadelphia, the Philadelphia Gaming Advisory Task Force concluded that "Due to their frequency and widespread proximity to population concentrations, these local gaming venues have been associated with higher-than-normal gambling addiction rates in Australia" (Final Report, p. 58). The Task Force also found that Philadelphia's healthcare system does not have sufficient capacity or sufficiently affordable facilities to allow addicts to cope with gambling addiction (p. 352). Act 71, for its part, mandates only \$1.5 million be set aside annually to help with what are anticipated to be several thousand new gambling addicts in Philadelphia, and the Philadelphia Gaming Advisory Task Force recommends that that minimum be upped by at least 50 percent (p. 356).

The National Organization for Research, however, has estimated that for each problem gambler, the costs due to job loss, unemployment and welfare benefits, health costs and gambling treatment is approximately \$715 per year. For pathological gamblers, this is approximately \$1,200.14. None of the applicants' impact reports identify any mitigation of these costs, which will be borne by the public unless the Pennsylvania Gaming Board requires casino operators to come up with comprehensive compulsive-gambling programs.

Apropos of which, one of the simplest and most effective ways to head off problem gambling is to require casino operators to send out monthly statements, akin to credit card statements, itemizing each patron's winnings and losses. We request that the Pennsylvania Gaming Control Board require each licensed facility to send out such statements - preferably to every patron monthly, and at the very least to Philadelphia-area patrons quarterly.

D. Financial Losses

Casinos Threaten Property Values and Produce Bankruptcies.

Contrary to public - and unsubstantiated - claims made for casinos, indications are that they harm property values rather than enhance them. A 1998 study done by the University of Nevada at Las Vegas (UNLV) concluded that homeowners living within one mile of a new casino may see their homes' values decrease. Hallwatch, a Philadelphia-based government watchdog Web site, applied the UNLV data to the Philadelphia context and concluded that ***Philadelphia homeowners living within a mile of a casino could see their property values drop by \$2,032 to \$9,638.*** Notably, Hallwatch's analysis concluded that the Riverwalk and Sugar House casinos would produce the highest per-household drop in property values - \$9,638 and \$7,221 per home, respectively. Every household in Northern Liberties is within a mile of both of these sites.

In addition to property values, we expect Philadelphia casinos will be no different than any other casinos, in that they will push some patrons into bankruptcy. In addition to the above recommendation that operators be required to mail regular financial statements to patrons, we recommend that the Gaming Control Board require operators to institute serious programs to cope with patrons' financial losses - and that they be required to create endowments dedicated to assisting patrons who suffer debilitating financial setbacks as a result of gambling losses.

IV. RECOMMENDATIONS TO THE GAMING CONTROL BOARD

The above is not a complete listing of all the adverse impacts which the casinos, under their current plans, threaten to visit upon our community. While not all adverse impacts can be eliminated, in some instances they can be significantly lessened. In addition, while in theory there may be benefits to the community from siting a casino in our midst, none of these is provided for by law or by commitment from any of the applicants or any governmental unit. As a result, protective measures must be implemented for our community.

- First, as noted throughout this document, we feel the Riverwalk site is beset by numerous, unsolvable problems of siting, design, traffic and process, and request that the Gaming Board not license the Riverwalk casino under any circumstances.
- Second, we have reviewed the analysis of the Sugar House proposal produced by the Fishtown Neighbors Association (FNA). While we feel Riverwalk is the worst of the five proposed Philadelphia casinos, wish to formally associate ourselves with FNA's analysis of the traffic problems posed by the Sugar House site, and to urge the Board to scrutinize the Sugar House proposal very closely.
- Third, we feel the impact of any casino would be increased exponentially if it were located near a second casino. Since the Pinnacle, Sugar House and Riverwalk casinos are all located less than two miles apart, we request that the Gaming Board not license more than one of these casinos.
- Fourth, the Commonwealth's citizens cannot be said to have had adequate opportunity for public input where they have not been provided the full and complete applications of each entity seeking a casino license. We request that the Gaming Board release the full, current applications of each applicant to the public (minus any material that may legally be withheld, e.g. FBI background-check information). We further request that when the applicants have submitted their revised, final proposals (presumably later this year), the Gaming Board release them, in full, to the public, with all due haste, and at the same time initiate a new public comment period of not less than 90 days in duration.
- Fifth, we feel the Riverwalk casino's traffic problems are not solvable. At the same time, Northern Liberties would be impacted significantly by the Sugar House casino and the Pinnacle casino. For this reason we request that the Gaming Board not license any casino in the central Delaware Riverfront area until the Girard Avenue exit from I-95 is reconfigured to deliver traffic directly to Delaware Avenue.
- Sixth, The NLNA and other community organizations have worked to open a dialogue with Pinnacle, Sugar House and Riverwalk, which we hope will eventually result in the creation of a community benefits agreement with each of these three applicants. We intend for these agreements to address issues including, but not limited to, job creation and job benefits for local residents, use of local vendors for food service and other functions at the facility, waterfront access for residents, and annual contributions to a newly created community-based non-profit organization which would use the contributed

funds for projects of benefits to the local neighborhood. We request that the Gaming Board (a) require, as a precondition of licensing, the submission by applicants of completed, executed community benefits agreements with the established, proximate community organizations, and (b) make strict adherence to the community benefits agreement a condition of each successful applicant's maintaining its license in the future.

- Seventh, we request that the Gaming Board require casinos to mitigate social impacts by funding new police, sending regular financial statements to patrons, upping funding for compulsive gambling treatment, and creating an endowment to help with catastrophic financial losses by patrons.
- Finally, we feel several other measures must be implemented before any casino can be permitted to operate. These include requiring all facilities to perform detailed traffic studies and to develop effective traffic mitigation plans. Review of the work done by the facilities to date shows it to be either woefully inadequate or blatantly wrong. No facility of this magnitude can be sited until it is clear that its operation will not cause the destruction of the surrounding community simply because of traffic issues. In addition, full environmental reports and, when necessary, environmental remediation must be accomplished prior to operation. Because most of the proposals include eventual hotels or condominiums, environmental remediation should be done to a residential standard, rather than the lower, commercial standard. In addition, police officers and support resources must be hired, trained and put in place prior to the operation of any casino. A sufficient contingent of such officers and resources must be dedicated to casino crime issues both at the facilities and in the surrounding community so that no additional burdens will be placed on the 6th and/or 26th precinct. In addition, further staff and resources should be provided to the 6th and 26th precincts to address the indirect effects of the siting of these facilities within or near our neighborhood. A thorough construction staging plan must also be provided, complete with provisions to prevent negative community impacts from traffic, construction parking, construction hours, noise, dust and vibration.

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



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 slots operators:

Name: DEBORAH RUDMAN

Address: _____

Telephon _____

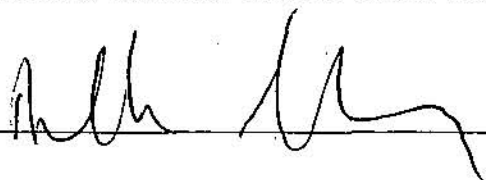
Organization, if any _____

Employer: Drexel University

COMMENTS: (Please use reverse side if more space is required) *SEE ATTACH*

Comments: Page 2 (continued)

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



I live on Fairmount Avenue, two blocks away from the proposed Riverwalk Casino site at the busy intersection of Spring Garden Street & the Delaware river. The riverfront is a great asset to the City which should be appreciated and protected. This site does not allow for anything but a narrow walkway along the river inaccessible to the public. The Delaware river is being developed without regard for the enjoyment and ecological enhancement of our waterfront. Philadelphia was founded on the belief in urban greenspace and this is not as it should be along our river. It is not too late (yet) to make this a priority of urgent environmental concern. There has not been any real study done to determine the actual environmental impact to our river upon which we depend for our drinking water. Serious problems are being minimized in the proposal to build on this site.

Northern Liberties is positively exploding with new development. This is already a very congested area with thousands of new residential units now being built in the area. I'm concerned that the Riverwalk proposal does not take this into account. This is in close proximity to the Festival Pier, Delaware Avenue entertainment establishments, and many large office buildings along Spring Garden Street. Traffic gets backed up not only at rush hour but every night and day. Traffic to Riverwalk will come down Spring Garden, an already overcrowded street that cannot accommodate such an increase without cutting off all the north river communities from Old City and downtown. It is by far the smallest of the proposed sites, and would force the operator to put expanded slots and eventual table games on upper floors, which is not considered best practice in the gaming industry.

My husband and I rehabbed our home together. We love the lively creativity of the Northern Liberties Community and we want to contribute to that vitality. We regularly participate in a variety of cultural activities that have made this neighborhood a well-publicized magnet for positive development and a model for Philadelphia's renaissance. I am concerned that with a casino around the corner this kind of community spirit could no longer thrive. A casino attracts those interested in gambling and drinking and a casino is designed to keep people doing just that. For that reason also I am concerned that the Spring Garden station will likely become a target area for those who would prey on passengers coming here to gamble. I will no longer feel safe riding home from work at night or waiting for the train at any time of day. Those gambling patrons who have spent their last quarter would also be too close to my home for comfort.

At our neighborhood meeting it was stated by a Riverwalk representative that gambling is coming to Philadelphia "whether we like it or not." That doesn't mean that bad decisions should be made in haste. Riverwalk doesn't have enough land to do "phased construction," meaning they will have to rush to a likely shoddy permanent construction and perhaps even miss the legal deadline for opening. They must pay rent to Penn's Landing Corporation, and because the community has no say in their landlord's operations, Riverwalk is the only applicant not proposing to provide significant reinvestment resources directly to the communities of impact. My neighbors and I may also see a significant drop in the value of our homes. A lot more damage would be done here than any possible good. Bringing gambling to Philadelphia should be done right. A slots casino on this site will not enhance the environment of the riverfront or the surrounding community, creating unmanageable congestion, crime and a negative impact on our neighborhood's promising future.