

Executive Summary

The Live! Hotel & Casino Philadelphia Master Plan submission has been prepared pursuant to the guidelines delineated per the Philadelphia City Planning Commission guidelines for Master Plan Submissions for Special Purpose Entertainment Districts.

Live! Hotel & Casino Philadelphia is a development of Stadium Casino, LLC (the “Company”). The Company is committed to bringing Philadelphia and the region its finest and most exciting casino. The planned development is an integrated hotel; casino, dining and entertainment facility developed to the highest industry standards.

The principals of Stadium Casino, LLC bring extensive development and operational experience and track records to the Philadelphia gaming and entertainment market, including their operations of two of the most successful casino entertainment complexes in the Mid-Atlantic and Northeast regions – Parx Casino in Bensalem, Pennsylvania and Maryland Live! Casino in the Baltimore/Washington market.

The site for the Live! Hotel & Casino is the current Holiday Inn parcel located at 900 Packer Avenue, bounded by Packer Avenue, 10th and Darien Streets, bordering the Stadium District in South Philadelphia.

The immediate area is home to the Philadelphia Sports Complex including three world-class sports venues with a combined capacity of over 133,000 seats and 23,000 parking spaces- Wells Fargo Arena, Lincoln Financial Field and Citizens Bank Park, as well as the Xfinity Live! Complex. These sports venues currently host approximately 380 events and 8 million visitors each year. The Sports Complex is located in South Philadelphia and is neighbored by residential communities to the north, commercial facilities and ports to the east, Historic FDR Park and the Sunoco Refineries to the west, and the Philadelphia Navy Yard to the south.

The location of Live! Hotel & Casino within the Stadium District is ideal as it relates to traffic. The Stadium District is designed to accommodate high volumes of vehicular traffic during peak periods around sporting and entertainment events. With regard to the impact on local neighborhood traffic and parking, the traffic patterns for gaming and entertainment visitors is counter cyclical to typical mid-week rush hour peaks and parking will be contained primarily within the casino’s 3,000+ space parking garage. Included with this submission are comprehensive studies addressing transportation, traffic and parking plans for the project.

In addition, Live! Hotel & Casino will observe the public art provisions and will be provided in accordance with the Philadelphia Zoning Code requirements for the SP-ENT Entertainment (Special Purpose) District. The specific location, artist and type of art will be developed for review and approval by the Philadelphia Art Commission as the building and site design are further developed.

Furthermore, as it relates to visitability, the proposed project is all new construction and will comply with applicable building and accessibility codes. Guests with disabilities will be provided access to the project in accordance with these codes.

Live! Hotel & Casino Philadelphia will include approximately a 260,000 square foot casino, dining and entertainment facility, 3,000+ space structured parking garage, an approximately 300-key upscale hotel and spa, approximately 2,200 slots and electronic table games, 150 tables games, local and nationally-recognized restaurants and a state-of-the-art multi-purpose entertainment and meeting venue.

The Company brings an outstanding record of diversity and inclusion and a long history of contributions to the communities in which they conduct business. The Company is committed to continuing this record of excellence for Live! Hotel and Casino Philadelphia as outlined in the Equal Opportunity Plan submitted and approved by The Philadelphia Office of Equal Opportunity.

Stadium Casino, LLC looks forward to working with the Philadelphia City Planning Commission to finalize the review and approval of the project Master Plan.