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March 7, 2014

William H. Ryan, Jr., Chairman  
Pennsylvania Gaming Control Board  
PO Box 69060  
Harrisburg, PA 17106

**RE: Award of Second Philadelphia Casino License**

Dear Chairman Ryan and Board Members:

I am writing to you once again in my capacity as Executive Director of the Sports Complex Special Services District (SCSSD), in supplement to the prior SCSSD testimony submitted to the Pennsylvania Gaming Control Board (PGCB) on May 8, 2013 (copy enclosed). As you contemplate your decision on the award of a second casino license in Philadelphia, please be reminded -- the residential neighbors surrounding the Sports Complex in South Philadelphia remain strongly and unanimously opposed to locating any casino in the area -- including opposition to the following three projects:

- Ⓞ The Live! Hotel and Casino project (900 Packer Avenue).
- Ⓞ The Hollywood Casino Philadelphia project (700 Packer Avenue).
- Ⓞ The Casino Revolution project (3333 S. Front Street).

While I understand the period for public comment on this matter is closed, SCSSD was referenced both directly and indirectly on numerous occasions during the closing suitability hearings. SCSSD Board Members feel it is imperative to offer clarifications in response to the possibly misleading testimony provided by applicants, which occurred after the period for public comment ended. Accordingly, I respectfully submit the following points of clarification for your continuing consideration:

- 1) The “quantity” of opposition to a Sports Complex area casino is huge, and the counting of submitted forms of testimony (in support/opposed) is misleading in that regard. SCSSD serves 9,000 residents living in 4,100 households. These are the residents that would be most impacted by any casino in the Sports Complex area. These 9,000 residents have formally elected and entrusted SCSSD Community Directors to represent their interests, and therefore share equally in the unified and unanimous opposition to a casino in the Sports Complex area. It remains my sincere hope that the PGCB will consider the “quantity” of opposition accordingly.



- 2) The noted opposition of the elected Community Directors includes the following four civic associations that are geographically served under the SCSSD organization by Community District:
  - Community District I – Stadium Community Council, Inc.
  - Community District II – Packer Park Civic Association
  - Community District III – South Philadelphia Communities Civic Association
  - Community District IV – Broad Street West Civic Association
  
- 3) SCSSD respects the PGCB’s process for awarding the subject casino license. SCSSD Community Directors made a conscious decision to convey the noted community opposition under the “single voice” of SCSSD testimony. Out of respect for your time, SCSSD did not encourage the 9,000 residents to submit duplicative testimony or fill hearings rooms in opposition. Further, SCSSD did not petition to intervene, as such testimony would only be redundant to the points of neighborhood opposition SCSSD already submitted. Please understand that this in no way lessens the passion and commitment of SCSSD residents to defend against an area casino and thereby protect their community quality of life. In fact, SCSSD has already undertaken the planning strategy and financial budgeting that unfortunately may be necessary for appeals, should a casino project move forward in the Sports Complex area.
  
- 4) PGCB Board Members asked direct questions regarding the position of the Sports Complex neighbors, but applicants mostly avoided the direct and known answer that the closest and most impacted neighbors are opposed. Please note that the mitigation ‘solutions’ proposed by applicants in no way change community opposition or address the great majority of related community concerns. For example, the focus on a new I-76 westbound ramp at 7<sup>th</sup> Street does not alone solve the area traffic congestion problems that already exist and would only worsen with an area casino.
  
- 5) SCSSD is not financially positioned to take on the necessary tasks, programs, and projects that would be required if a casino were to be approved in the area. SCSSD has operated under a fully balanced budget over the last six years, meaning all new income is being spent on existing projects and programs. An applicant’s suggestion that SCSSD currently has unused funds is absolutely misleading, as SCSSD has earmarked such funds over a long-term strategic plan to ensure that the four SCSSD Community Districts receive an equitable amount of spending over time, in accordance with SCSSD By-Laws.



Once again, I understand you have a very challenging decision to make, guided by the Pennsylvania Gaming Act. This gaming act defines your primary objective to protect the public, and in that regard, SCSSD respectfully requests that you consider the above-summarized clarifications. Applicants were afforded the opportunity to provide closing arguments at the PGCB hearing on February 26, 2014. Applicants were restricted from providing any new evidence under that testimony. In similar spirit, SCSSD submits this correspondence without new evidence, but rather with clarifications and the reminder that SCSSD residents remain strongly opposed to an area casino.

Thank you once again for your time and consideration.

Sincerely,

Shawn Jalosinski  
Executive Director

cc: PGCB Commissioners

- Gregory C. Fajt
- Annmarie Kaiser
- Keith R. McCall
- John J. McNally, III
- Anthony C. Moscato
- David W. Woods

PGCB Ex-Officio Members

- George Greig, Secretary of Agriculture
- Robert M. McCord, State Treasurer
- Daniel P. Meuser, Secretary of Revenue

All SCSSD Board Members

*Transmitted via:*

- *hardcopy mailing*
- *email to pgcb@pa.gov*
- *fax to 717-346-8350*

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## Testimony for Public Input Hearing Pennsylvania Gaming Control Board Second Philadelphia Casino License

May 8, 2013

Dear Chairman Ryan and Board Members:

Good morning and thank you for this valuable opportunity to provide testimony today. My name is Shawn Jalosinski and I am the Executive Director of the Sports Complex Special Services District (the "District"). My testimony today is focused on sharing some of the initial community concerns and questions related to the three casino projects proposed for South Philadelphia in the Sports Complex area:

- 1) The Live! Hotel and Casino project (900 Packer Avenue).
- 2) The Hollywood Casino Philadelphia project (700 Packer Avenue).
- 3) The Casino Revolution project (3333 S. Front Street).

With respect to background, the District was established in 2002 and exists because community leaders, government leaders, and the sports venue operators agreed that residential neighborhoods surrounding an active Sports Complex have unique needs and challenges unlike any other location in the City of Philadelphia. The District is a 501(c)(3) non-profit corporation, serving approximately 9,000 residents living in 4,100 households, with mission to:

- 1) Protect community interests.
- 2) Improve neighborhood quality of life.
- 3) Promote efficient operation of the adjacent sports venues.

The District is fully funded by the three sports venue operators: Comcast-Spectacor, the Philadelphia Phillies, and the Philadelphia Eagles. It should be noted that my testimony today does not reflect the views or position of the noted venue organizations, but most directly represents the formal position of the elected District Community Directors.

The District serves four distinct neighborhoods. Every four years, a formal election is conducted and the residential households elect a Community Director to represent their neighborhood and serve on the Board of Directors. With respect to this casino topic, the four Community Directors unanimously oppose any casino to be located south of Oregon Avenue, based on concerns of increased traffic congestion, security, and neighborhood quality of life impacts.

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On a personal note, I have proudly served as the founding Executive Director of the District for the last 10 years. Obviously, this casino license award involves a lengthy process and we all are working very hard to learn more about the proposed projects with the goal of protecting the public throughout. To that end, I offer the following ten points for your respectful consideration:

- 1) Please consider that **traffic congestion** is already the top concern of neighbors in South Philadelphia.
  - The District formally surveyed residents in 2005 and more recently in 2011 to determine the neighborhood priorities based on factual data. Not surprisingly, traffic and parking are overwhelmingly the two areas of highest community concern.
- 2) Please consider that District residents already use a monthly Sports Complex event calendar to plan their **local travel** around the surges of traffic that occur before and after Sports Complex events.
  - The three Sports Complex venues host approximately 380 events, 8 million visitors, and 5.5 million vehicle trips each year. A casino with just 3,000 slots could add an estimated 10-11 million vehicle trips and more than triple the amount of traffic in the area.
  - In addition, a casino will operate 24/7, meaning neighbors will no longer get the relief of less area activity during non-event times.
- 3) Please consider that District residents have already accepted “**trade-offs**” as part of the deal that enabled the Sports Complex to expand with new venues for the Phillies and Eagles. Despite the dedicated efforts of area stakeholders, only so much can be done to ease area traffic congestion, so District efforts for community improvement more significantly include the “trade-offs” of street and sidewalk cleaning, tree care, landscape beautification, recreational facility upgrades, lighting enhancements, public safety initiatives, and various community events.
- 4) Please consider the recommendations for a **Community Benefits Agreement** (CBA) as set forth by the Philadelphia Gaming Advisory Task Force for this same license process in 2005.
  - In particular, that City report recommended that a special services district be created, or an existing district enhanced, for the neighborhoods impacted by a casino.
  - It should be noted that the District Board of Directors has met privately with each of the three area applicants to learn more about the project proposals and express related concerns. The District has also exchanged

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initial correspondence with these applicants regarding a CBA, although their respective responses under such a voluntary request have included varying levels of commitment thus far.

- 5) Please consider the **full build-out** scenarios. Even if an applicant is only planning to build 2,000 – 3,000 gaming positions to start, the winning applicant will still have a license that allows future expansion to over 5,000 gaming positions. That full build-out should be modeled as well, and now, to access the worst-case scenario for future traffic and parking impacts.
- 6) Please consider the **actual proximities** associated with the proposed projects.
  - For example, the proposed casino on Packer Avenue is only 1,200 feet from a residential property, and only 600 feet from an elementary school that will reopen this fall.
- 7) Please continue to consider that the current **Traffic Impact Reports** submitted by applicants have various deficiencies. I stress “continue”, as I understand through my valuable partnerships with the City Streets Department and PennDOT that the applicant Traffic Impact Reports are being enhanced, and I applaud your efforts in that regard.
  - Most notably in the reports, the study areas do not encompass the full impact area critical to ongoing Sports Complex operations.
  - In reviewing these reports, also please consider that a line drawn on paper does not necessarily represent the route patrons would follow to and from the casino. Motorists more typically follow the path of least resistance, which unfortunately can greatly impact local residential streets.
  - Please consider that traffic count data collected in gridlock conditions does not reflect the level of motorist delay and associated traffic congestion.
  - Please consider the impact of ongoing and future roadway and bridge **construction maintenance projects**, including the future reconstruction of I-95 that will most greatly impact this area.
  - Please consider that **parking** is already a challenging issue, with various permit programs used to help protect residential parking around the Complex. There is also the reality of fans parking at the complex to tailgate without event tickets. The complex can and has before run out of parking spaces.
  - Please consider that detailed **Sports Complex scheduling and parking rules** already exist to keep event operations manageable, including a cap of 84,000 event patrons at any given time.

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- Please consider the importance of **pedestrian movements** that can easily bring streets to gridlock if not properly managed.
- 8) Please consider **interstate access**.
- An elevated expressway passing by a location does not mean that location has good interstate access. For example, a current and significant problem is that there is no access to Westbound I-76 located anywhere east of S. Broad Street, despite all of the development and activity on that east side.
- 9) Please consider the combined impact of **other area development** into the future.
- The Ports continue to expand to the east.
  - The 1,200-acre Navy Yard continues to develop to the south.
  - The currently vacant Food Distribution Center will have a still to be determined reuse with related impacts.
  - Xfinity Live! is a mixed-used entertainment venue located in the Wells Fargo Complex. Phase 1 opened in March 2012, and future expansion is already approved to include up to 350,000 square feet of development and a 300-room hotel.
- 10) And finally, please consider that what is good for Philadelphia sports fans is equally good for South Philadelphia residents, and beyond having our teams win, that is getting event patrons to and from the venues in a most efficient manner. Please consider the impact a casino could have on the existing Sports Complex operations and the adjacent neighborhoods, including traffic, parking, security, and neighborhood quality of life. These are the very reasons why the District Community Directors unanimously and understandably oppose a casino in this area.

In closing, I understand you have a very challenging decision to make, guided by the Pennsylvania Gaming Act. This gaming act defines your primary objective to protect the public. I share in such a goal. While the District does not have any authority over such matters, the District will continue to help where possible to position the neighborhoods for the best possible outcome. I look forward to submitting additional and more detailed written comments after the revised Traffic Impact Reports are complete and made available for public review.

Last, I hope my testimony will be helpful in your determining where a casino will work best, and more importantly, where it could only make already challenging conditions even worse.

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Thank you once again for your time and consideration.

Sincerely,

Shawn Jalosinski  
Executive Director  
(Registrant ID Number 4125)

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