

APPENDIX PROJ DESC

ALTERNATIVES TABLES

APPENDIX PROJECT DESCRIPTION

DESCRIPTION OF PROPOSED ALTERNATIVES ALTERNATIVE A – CASINO AND HOTEL

TABLE 1: ALTERNATIVE A COMPONENTS

| Component | Maximum Approximate SF | Maximum Approximate Units |
|---|------------------------|--|
| Casino | | |
| Gaming Floor | 70,000 | 1,500 class III slot machines 55 tables, with 330 table game seats |
| Gaming Support (BOH) | 26,000 | -- |
| Gaming Amenities (FOH) | 10,000 | |
| Subtotal | 106,000 | -- |
| Hotel | | |
| Tower (multi-story) | 164,300 | 150 rooms, fitness center |
| BOH, Amenities and Support | 25,000 | |
| Subtotal | 189,300 | -- |
| Hard Rock Live | | |
| House | 23,000 | 2,000 seats |
| Pre-function | 7,000 | |
| Restrooms | 3,000 | -- |
| Subtotal | 33,000 | |
| Food and Beverage | | |
| Restaurant Dining (7 venues) | 17,000 | 650 seats |
| Restaurant Kitchen | 7,300 | |
| Bar and Café (3 venues) | 4,000 | 100 seats |
| Bar Pantry/Support | 500 | |
| Subtotal | 28,800 | 750 seats |
| Miscellaneous | | |
| Convention and Ballroom in Hard Rock Live | -- | Included in seats in Hard Rock Live |
| Retail and Additional Public Amenities | 1,250 | |
| Subtotal | 1,250 | -- |
| TOTAL OF ALL COMPONENTS | 358,350 | -- |
| Parking | | |
| Lots | 780,000 | 2,400 spaces |
| Groups and Mass Transit Arrivals | 8,000 | |
| TOTAL | 788,000 | 2,400 spaces |
| Source: Hard Rock, 2024. | | |

ALTERNATIVE B – REDUCED INTENSITY ALTERNATIVE

TABLE 2: ALTERNATIVE B – REDUCED INTENSITY ALTERNATIVE

| Component | Maximum Approximate SF | Maximum Approximate Units |
|--|------------------------|--|
| Casino | | |
| Gaming Floor | 30,000 | 750 slot machines, 30 tables, with 95 table game seats |
| Gaming Support (BOH) | 13,000 | -- |
| Gaming Amenities (FOH) | 5,000 | |
| Subtotal | 48,000 | -- |
| Hotel | | |
| Tower (multi-story) | 164,300 | 150 rooms, fitness center |
| BOH, amenities, and Support | 25,000 | |
| Subtotal | 189,300 | -- |
| Food and Beverage | | |
| Restaurant Dining (6 venues) | 10,000 | 400 seats |
| Restaurant Kitchen | 4,100 | |
| Bar (3 venues) | 4,000 | 100 seats |
| Bar Pantry/Support | 600 | |
| Subtotal | 18,700 | 500 seats |
| Miscellaneous | | |
| Retail and Additional Public Amenities | 1,250 | |
| Subtotal | 1,250 | -- |
| TOTAL OF ALL COMPONENTS | 256,000 | -- |
| Parking | | |
| Lots | 614,000 | 1,900 spaces |
| Groups and Mass Transit Arrivals | 8,000 | |
| TOTAL | 622,000 | 1,900 spaces |
| Source: Hard Rock, 2024. | | |

ALTERNATIVE C – NON-GAMING ALTERNATIVE

TABLE 3: ALTERNATIVE C – NON-GAMING ALTERNATIVE

| Component | Maximum Approximate SF | Maximum Approximate Units |
|----------------------------|------------------------|---------------------------|
| Hotel | | |
| Tower (multi-story) | 164,000 | 150 rooms |
| Pool and Fitness Center | 1,500 | -- |
| BOH, Amenities and Support | 138,500 | |
| Subtotal | 304,000 | -- |
| Food and Beverage | | |
| Restaurant (1 venue) | 7,000 | 250 seats |

| Component | Maximum Approximate SF | Maximum Approximate Units |
|----------------------------------|-------------------------------|----------------------------------|
| Restaurant Kitchen | 3,150 | |
| Bar | 5,000 | |
| Coffee Shop | 7,000 | |
| Subtotal | 22,150 | |
| TOTAL OF ALL COMPONENTS | 326,250 | -- |
| Parking | | |
| Lots | 450,000 | 1,400 spaces |
| Groups and Mass Transit Arrivals | 8,000 | |
| TOTAL | 458,000 | 1,400 spaces |
| Source: Hard Rock, 2024. | | |