

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.		