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Also Admitted to PA Bar
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FILE NO. 58569/00002

February 12, 2019

Via Hand Delivery

Darlene L. Heller, AICP
Director of Planning
City of Bethlehem
10 East Church Street
Bethlehem, PA 18019

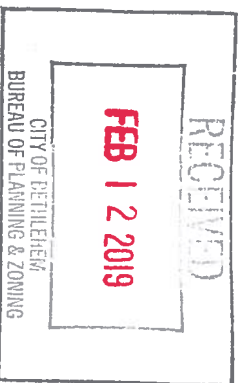
Re: Wind Creek Sign Application
77 Sands Boulevard, Bethlehem

Dear Ms. Heller:

We represent PCI Gaming Authority d/b/a Wind Creek Hospitality ("Applicant") with regard to an application for signs at the above captioned property. Applicant is the contract purchaser of the Sands casino and is proposing to change the sign faces to reflect the change from Sands casino to Wind Creek casino.

Applicant proposes changes to the following six (6) exterior signs which are depicted on the enclosed signage plan prepared by City Sign Service Inc. entitled Wind Creek/Sands Conversion:

- (1) Ore crane with channel letters (see sheet 01 (with latest revision date of 1/31/19); sheet 1.1 (with latest revision date of 1/30/19); and sheet 1.2 (with latest revision date of 1/31/19));
- (2) Monument signs (3) (see sheets 02 and 2.1, with latest revision date of 1/31/19);
- (3) Hotel sign (see sheets 03 and 3.1, with latest revision date of 1/30/19);
- (4) Entertainment center sign (see sheets 05 and 5.1, with latest revision date of 1/30/19);
- (5) Plaque sign (see sheet 06, with latest revision date of 1/31/19); and
- (6) Outlet sign (see sheet 11.1, with latest revision date of 1/31/19).



Applicant wishes to maintain the presence and character of the signs, however, the name change to "Wind Creek" requires an increase in letters compared to "Sands". The ore crane sign is proposed to increase by 693 square feet; three (3) main monument signs are each proposed to increase by 96 square feet; and the hotel sign is proposed to increase by 55 square feet. There are no proposed size changes to the plaque and outlet signs, and the entertainment center sign is proposed to decrease by 7 square feet. For ease of reference, the plans include comparisons between the current signage and the proposed signage.

In addition to the above mentioned signage plan, we also enclose the following in support of the planning application:

- (1) Original and one (1) copy of the Land Development Application together with two (2) copies of the Wind Creek Proposed Signs table; and
- (2) Check in the amount of \$250.00 made payable to the City of Bethlehem.

After you have reviewed the package, please confirm whether any additional documentation and/or fees are required. Please also confirm that the application has been scheduled to be heard by the Planning Commission for the March 14, 2019 hearing date.

Applicant is also simultaneously submitting a zoning permit package for changes to signs, including interior signs, which require permits but do not require Planning Commission review and approval.

In support of the zoning permit application, enclosed please find:

- (1) Original and one (1) copy of the Application for Permit;
- (2) Two (2) sets of sign plans entitled Wind Creek/Sands Conversion prepared by City Sign Service Inc. consisting of the following sheets: site map, sheets 4.1, 4.2, 4.3 4.4, 07, 7.1, 08, 09, 9.1, 10, 10.1, 10.2, 10.3, 11, 11.2, 13, 14, 15, all with the latest revision date of 1/31/19; and
- (3) Certificate of Liability Insurance identifying the City of Bethlehem as an additional insured.

If you have any questions regard to the above application, packages, please do not hesitate to contact me.

COOPER LEVENSON, P.A.

Darlene L. Heller, AICP

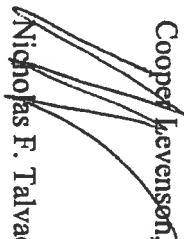
February 12, 2019

Page 3

Thank you for your time and attention to this matter.

Very truly yours,

Cooper Levenson, P.A.



Nicholas F. Talvacchia

NFT/rcf

Enclosures

cc: PCI Gaming Authority d/b/a Wind Creek Hospitality (w/o Enclosures, via E-mail)

Matt Carson, City Sign Service (w/o Enclosures, via E-mail)

Wind Creek Proposed Signs	Existing Size	Square Footage (Existing)	Proposed Size	Square Footage (Proposed)	Square Footage (Additional)	Sign Book Identity
Ore Crane Channel Letters	27' x 118'	3,187	30' logo / 19' letters	3,880	693	01, 1.1, 1.2
Main Monuments (3)	6' x 14'	84	102" logo / 20 1/2" letters	180	96	02, 2.1
Hotel	4'-4 3/4" x 12'	53	12'-11 1/2" x 8'-3 1/2"	108	55	03, 3.1
Entertainment Center	28'-8" x 6'-6"	186	28'-3" x 6'-4"	179	-7.00	05, 5.1
Plaque	31" x 31"	7	31" x 31"	7	0	06
Outlets	17' x 5'	85	17' x 5'	85	0	11.1

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 BUREAU OF PLANNING & ZONING

Wind Creek/Sands Conversion

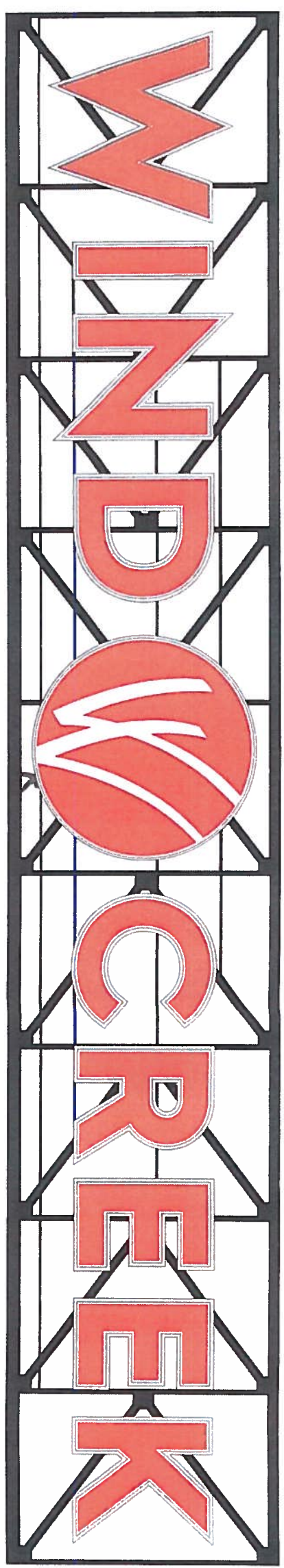
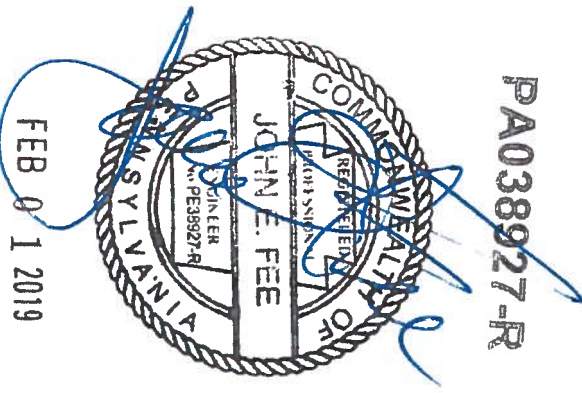
77 Sands Blvd,
Bellefonte, PA 18017

Project: 18-3187

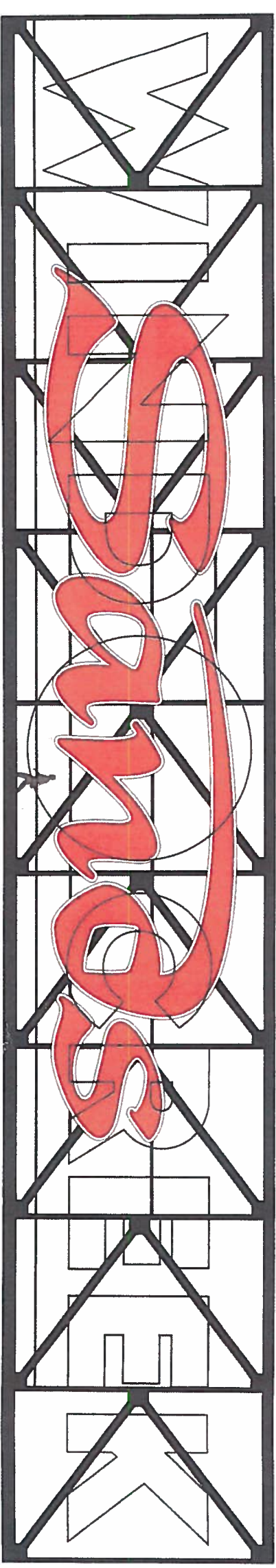
Ore Crane Channel Letters - Comparison Qty: 01

Installation
As Noted





PA038927-R



A Wind Creek Layout - Comparison



B Original Sands Layout Overlay - Comparison

LOGO LAYOUTS - SQUARE FOOTAGE NOTATION	
	@ 118'-0" x 27'-0" = 3187 sqft
	@ 78'-0" x 19'-0" = 1482 sqft
	@ 30'-0" Dia. = 707 sqft
	@ 89'-0" x 19'-0" = 1691 sqft
Total = 3880 sqft	



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Date / Designer 01.18.19 JW

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Wind Creek Casino

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Revisions

- R1 01.21.19 - Per Comments
- R2 01.28.19 - Per Comments
- R3 01.30.19 - Planning Board Review
- R4 01.31.19 - Engineer Seal & Permitting
- R5 00.00.00 -

CITY SIGN SERVICE
INC.
Interior / Exterior
Sign Manufacturers

424 Caredean Dr.
Horsesham PA, 19044
T. 215.442.1323
F. 215.442.1328

Sales: M. Carson


UNITED STATES
SIGN COMPANY

Wind Creek/Sands Conversion

77 Sands Blvd,
Bethlehem, PA 18017

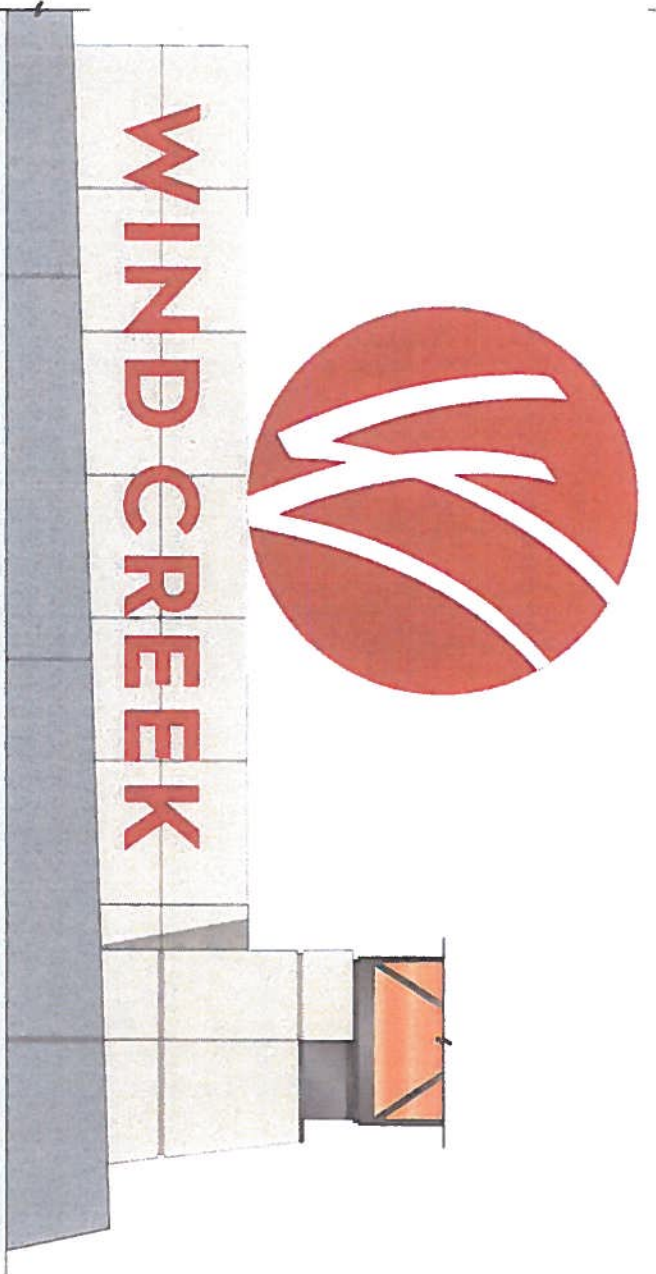
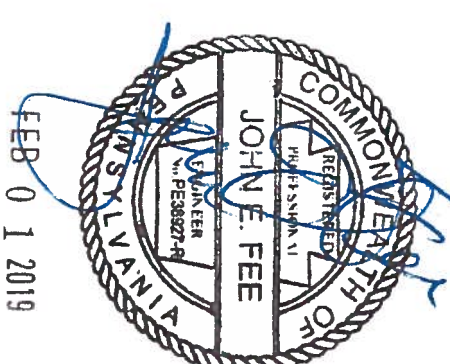
Project: 18-3187

Main Monument

Qty: 03

Installation
As Noted

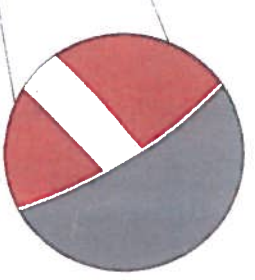
PA038927-R



A Proposed Signage



B Signage - Overlay



1/16" White Inset Outline

LOGO LAYOUTS - SQUARE FOOTAGE NOTATION	
	@ 14'-0" x 6'-0" = 84 sqft
	@ 16'-4 1/2" x 11'-0" = 180 sqft



C Signage - Night View



Date / Designer 01.14.19 JW

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- R9 00.00.00 -

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Sales: M. Carson




Wind Creek/Sands Conversion

77 Sands Blvd,
Bethlehem, PA 18017

Project: 18-3187

Exterior Illuminated Channel Letters Qty: 01

Installation
As Noted

PA038927-R



JAN 30 2019
FEB 0 1 2019

Date/Designer 01.14.19 JW

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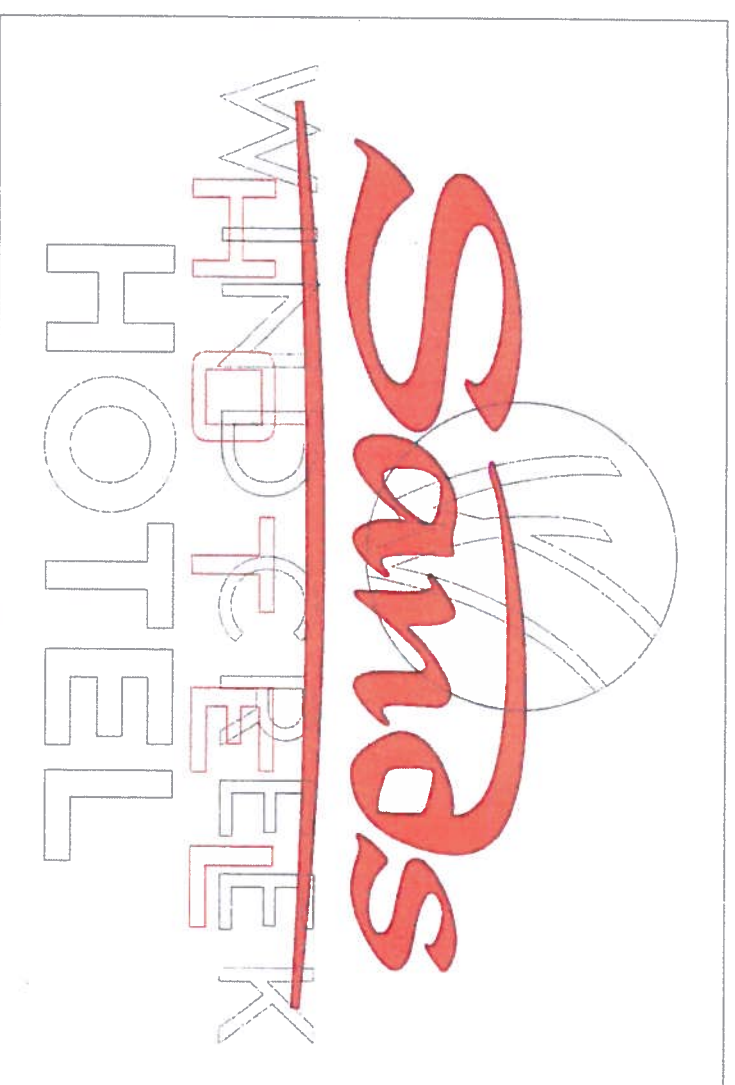
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Sales: M. Carson
 
UNITED STATES
SIGN COUNCIL

15-0731-1

03





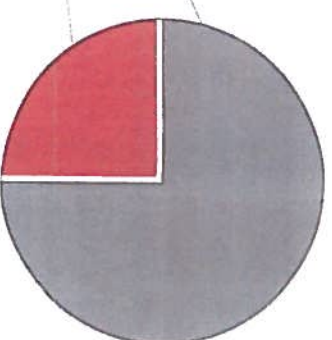
B Signage - Overlay



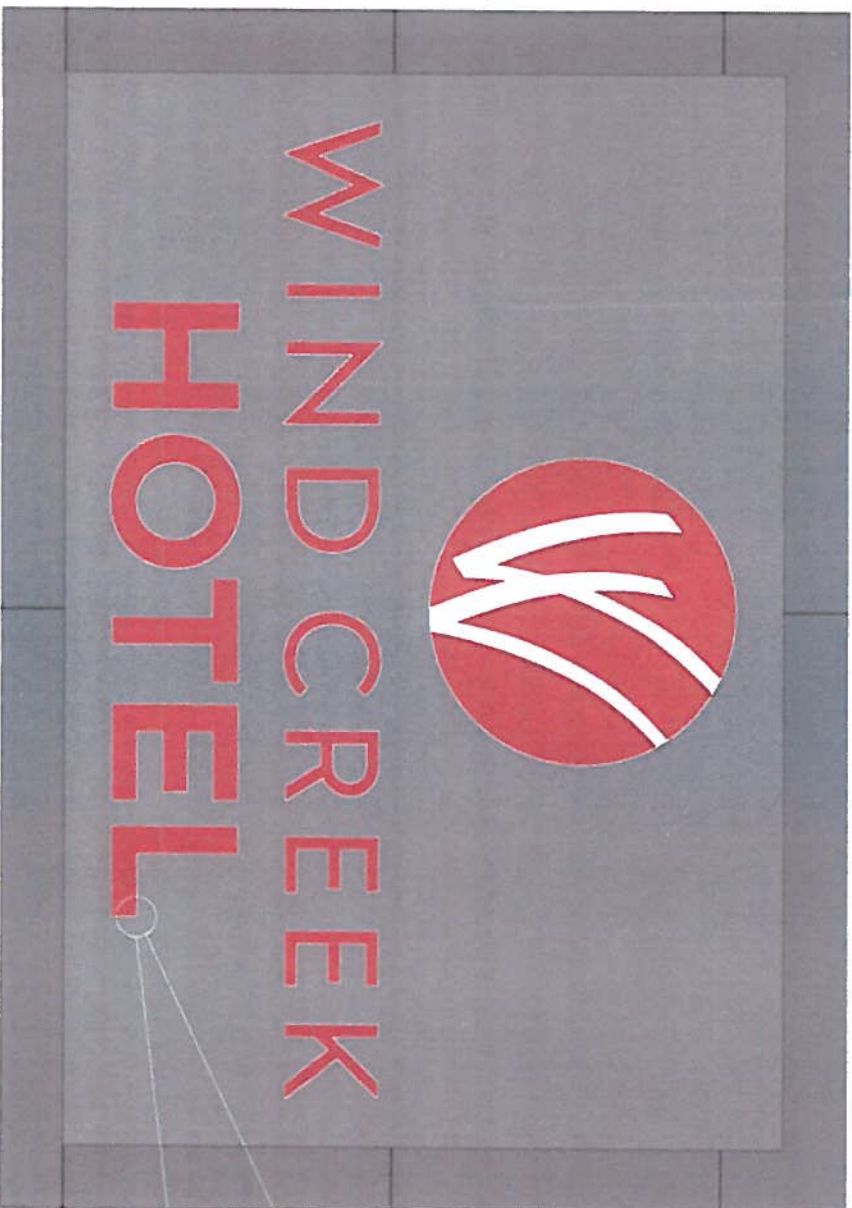
A Proposed Signage

LOGO LAYOUTS - SQUARE FOOTAGE NOTATION

	@ 4'-4 3/4" x 12'-0" = 53 sqft
	@ 12'-11 1/2" x 8'-3 1/2" = 108 sqft



1/16" White Inset Outline



C Proposed Signage - Night View



LAYOUT SHOWN TO BE PLACED ON WHITE PAN

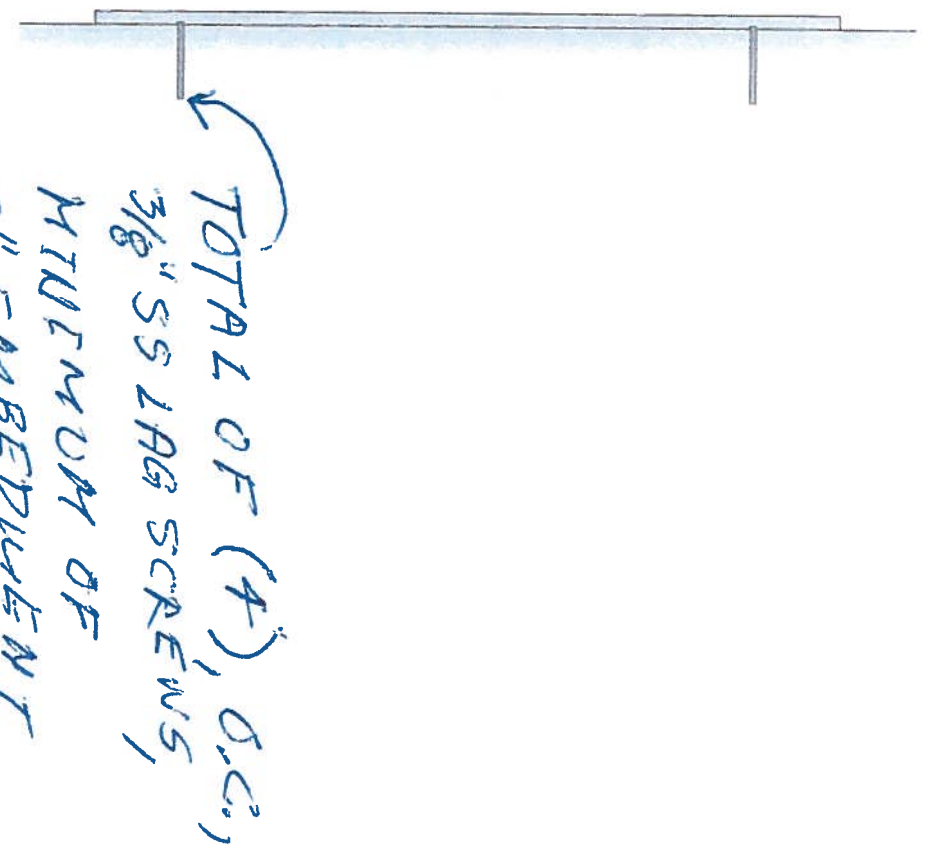
31"



31"

A Vinyl Applique On Brushed Plaque
Scale: 1-1/2"=1'-0"

B Side Detail



LOGO LAYOUTS - SQUARE FOOTAGE NOTATION



@ 31" x 31" = 7 sqft



Wind Creek/Sands Conversion

77 Sands Blvd.
Bethlehem, PA 18017
Project: 18-3187

Plaque	Qty: 01
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Installation
As Noted w/Concealed studs & silicone adhesive

PA038927-R



FEB 0 1 2019

Material
A .090" Thk Brushed Aluminum, Horiz Grain

Vinyl
V1 Matte Black

Date / Designer	01.14.19	JW
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Wind Creek/Sands Conversion

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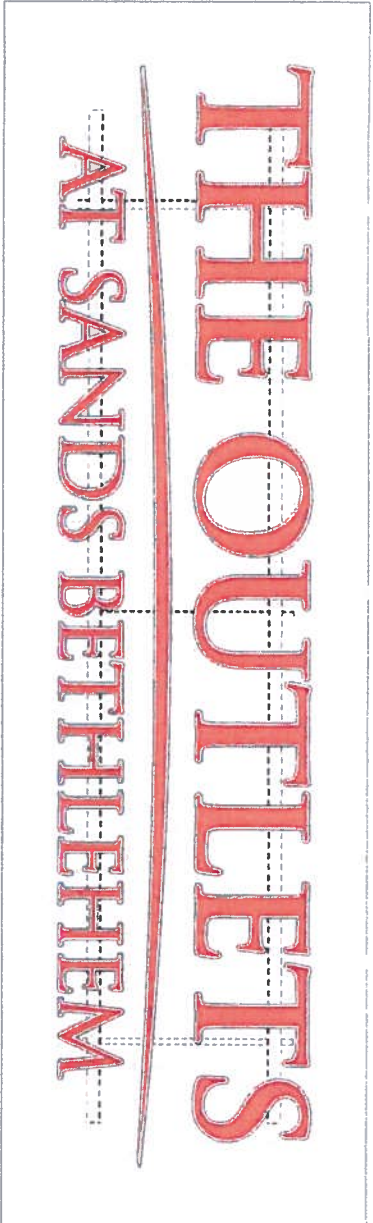
Project: 18-3187

Illuminated Channel Letters on Pan

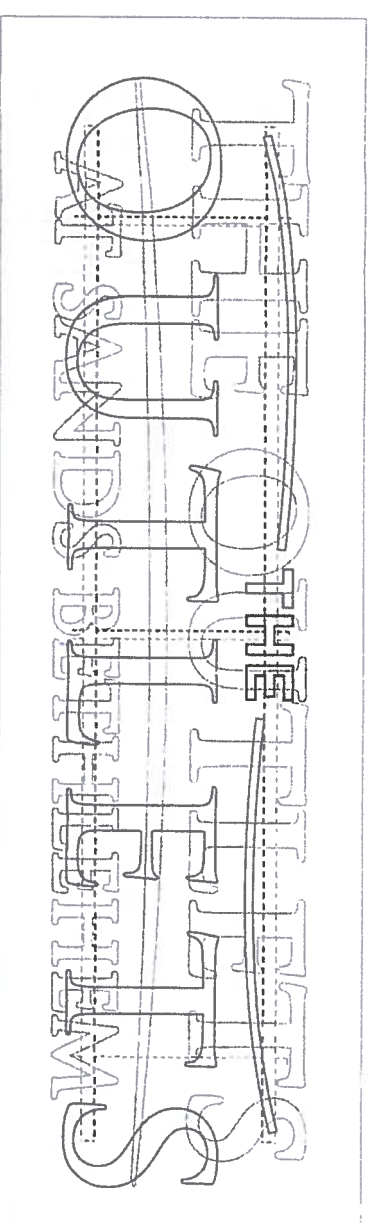
Qty: 01

Installation

As Noted w/Concealed studs



A Sands Signage - Existing



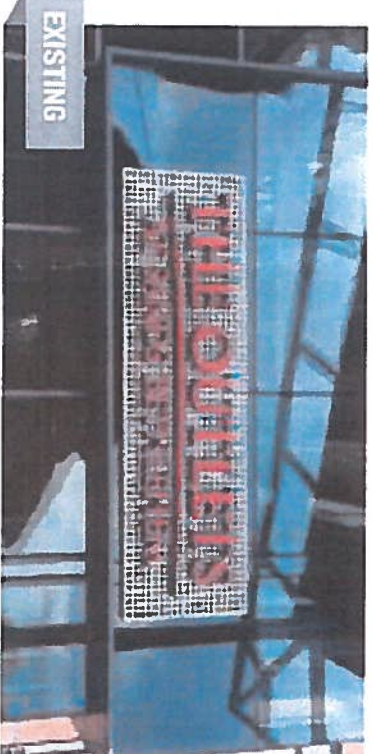
B Wind Creek - Overlay



C Wind Creek - Proposed



D Face Lit Channel Letters on Existing Pan



EXISTING



PROPOSED

LOGO LAYOUTS - SQUARE FOOTAGE NOTATION

THE OUTLETS
AT SANDS-BETHLEHEM

@ 17'-0" x 5'-0" = 85 sqft

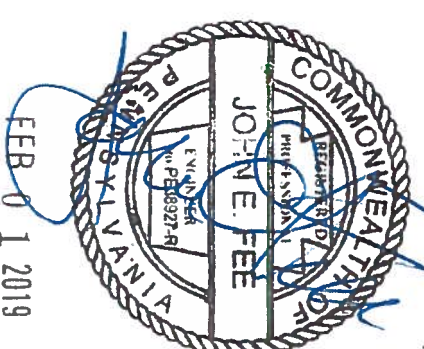
THE OUTLETS

@ 17'-0" x 5'-0" = 85 sqft



D Face Lit Channel Letter On Plan

PA038927-R



Date / Designer 01.14.19 JW

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