

ENTERTAINMENT



Architecture | Interiors | Planning



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For over twenty years, Yaeger Architecture has been delivering complex fast-track casino and hospitality projects on-time. Our focus and method is to provide the right information at the right time to keep development and construction moving.

14. Hotels

Yaeger has been involved in the remodel of numerous hotels over the past decade. In addition to hotels, Yaeger also is highly experienced in the design of renovations as well as new multifamily housing projects as stand-alone buildings or part of mixed-use developments. Environments that create community and culture are rapidly on the rise. We are seeing a convergence of building types, end users, and densities create organic and exciting areas for people to experience a high quality of life.

22. Experiential Design

Yaeger's skills in complex, large scale projects with multiple layers of decision-makers and investment partners have caused clients both new and old to seek out our skilled team as a preferred business partner. Our architects and designers have responded to these projects with the client's goals in mind, while seeking the highest and best use of real estate and pairing it with cutting edge design solutions and technology.



04. Firm Introduction

Yaeger Architecture, Inc. was founded in 1973 and has provided forty-seven years of architectural excellence in design and construction administration.



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YAEGER ARCHITECTURE

Architecture | Interiors | Planning

Yaeger Architecture, Inc. was founded in 1973 and has provided forty-seven years of architectural excellence in design and construction administration. Our services include new construction, as well as remodeling, renovation, and restoration of multifamily housing, hospitality, retail, office, master planning, and federal government projects. Yaeger has completed projects across the US and around the world, establishing lasting relationships with clients in many market sectors, forming the basis for our award-winning practice.

Our staff offers the wisdom and insight which can only be gained through years of active participation in the design and construction industry. Each project receives the skilled guidance of our experienced staff members and careful oversight by the firm's leaders. The firm benefits from a very dedicated staff, with extremely low employee turnover. The firm's guiding principle is providing the best value to our clients by combining design excellence with experienced project delivery and management.

*We **guide** clients, complex teams, and projects through the design and construction process to completion of **defined** goals.*



Yaeger's new office at Central Green in Lenexa (pictured here) received first place in its size category in the Kansas City Business Journal's 2019 KC's Coolest Office Spaces contest.

CENTRAL GREEN

LENEXA, KS

Award-winning mixed-use building in Lenexa City Center.
Cost: \$10.8 M | Size: 48,000 square feet



Central Green is a 48,000 SF four-story building located on a sloping, 1.3 acre site, Lot 6 of Lenexa City Center. It is adjacent to multifamily housing, hotels, a medical clinic, retail sites, and restaurants and is a walkable distance to Lenexa City Center.

The bottom level of Central Green contains 30 in-building parking stalls for automobile parking while the first floor features a restaurant space and

two office tenants. The second and third floors are each designed for a single office tenant.

The building is clad with a combination of brick, cast stone, architectural precast concrete, and metal trim, with glazed aluminum storefronts.

The site accommodates 71 on-site parking stalls and 27 on-street parking stalls, and is landscaped and irrigated.



Yaeger's new office at Central Green received first place in the Kansas City Business Journal's KC's Coolest Office Spaces contest in its size category.

Yaeger Architecture moved to Central Green in July 2019. The move comes at an exciting time in Lenexa's foray into mixed-used new urban development. Lenexa City Center attracted Yaeger Architecture with its combination of walkability, sustainability, and vibrant downtown community that continues to evolve and grow. A network of trails and parks surrounds the area. Lenexa City Center is an excellent example of a successful partnership between civic and private investment.

Yaeger Architecture is operating out of our new 12,000 sf space on the third floor of Central Green, a building designed by Yaeger. The 48,000 SF four-story building is reflective of the City's overarching mixed-use vision. Project included FF&E selection and procurement and move management. Yaeger's new office received first place in the Kansas City Business Journal's KC's Coolest Office Spaces contest in 2019 in its size category.



HOLLYWOOD CASINO AT KANSAS SPEEDWAY KANSAS CITY, KS

\$150 Million

Project delivered using fast-track design and construction methodology.



“Yaeger Architecture’s construction documents for the Hollywood Casino at Kansas Speedway made it possible for this project to be in a position to open substantially ahead of schedule and approximately 4.5% below the project’s hard costs. In addition to the Speedway project, Yaeger served as our design and project architect for three additional projects in Cherokee, Sumner and Wyandotte Counties during the RFP and selection process dating back to 2007.”

Jim Baum, Penn National Gaming, Inc.



The gaming floor accommodating 2,000 slot machines and 52 table games.

The 240,000 square foot Hollywood Casino at Kansas Speedway features a 100,000 square foot gaming floor and 28,000 square feet of other amenities, including restaurants, clubs and nightlife attractions. The project also includes a five-story, 472,500 square foot, 1,253-stall parking garage, as well as 2,310 surface parking spaces and associated site work with offsite utilities and traffic improvements.

Yaeger Architecture was the Architect-of-Record for the new Hollywood Casino at Kansas Speedway, located on turn two of the Kansas Speedway, and developed by a joint venture of Penn National Gaming and International Speedway Corporation for the Kansas Lottery.

The facility includes 100,000 SF of gaming floor accommodating 2,000 slot machines and 52 table games; a 250-seat buffet restaurant, a 150-seat mid-price restaurant, a 120-seat steak house restaurant, a VIP lounge, a casino bar, high limit gaming areas, a retail and coffee shop, a poker room, a central production kitchen, and administrative services. The project includes 1,250-car parking garage, and is master planned for expansion.

The project was delivered using fast-track design and construction methodology, and Yaeger Architecture issued over 30 document packages to ensure timely delivery of information in time

for current construction activities, while design of the facility, particularly the interiors, continued to develop. The project was delivered under budget and six weeks ahead of schedule.

As part of the project, Yaeger Architecture designed a 5-level, 1,250-car precast concrete parking garage structure for the new Hollywood Casino at Kansas Speedway. The structure features level plates with internal speed ramps connecting each level. Primary patron entry is on the lowest level.

The garage is partially built into the hillside, allowing an access-controlled vehicle entry at the third level of the garage for VIP customers; the third level of the garage is equal to the floor elevation of the casino itself. The design of the garage features architectural precast concrete panel finish materials, and incorporation into the façade of promotional graphics for the casino and the adjacent partner NASCAR race track.



Final Cut Steakhouse is positioned to provide views of the KS Speedway.



Hollywood Boulevard Bar was added in 2016 adjacent to the poker room.



The Final Cut Steakhouse is premium dining facility in the casino.

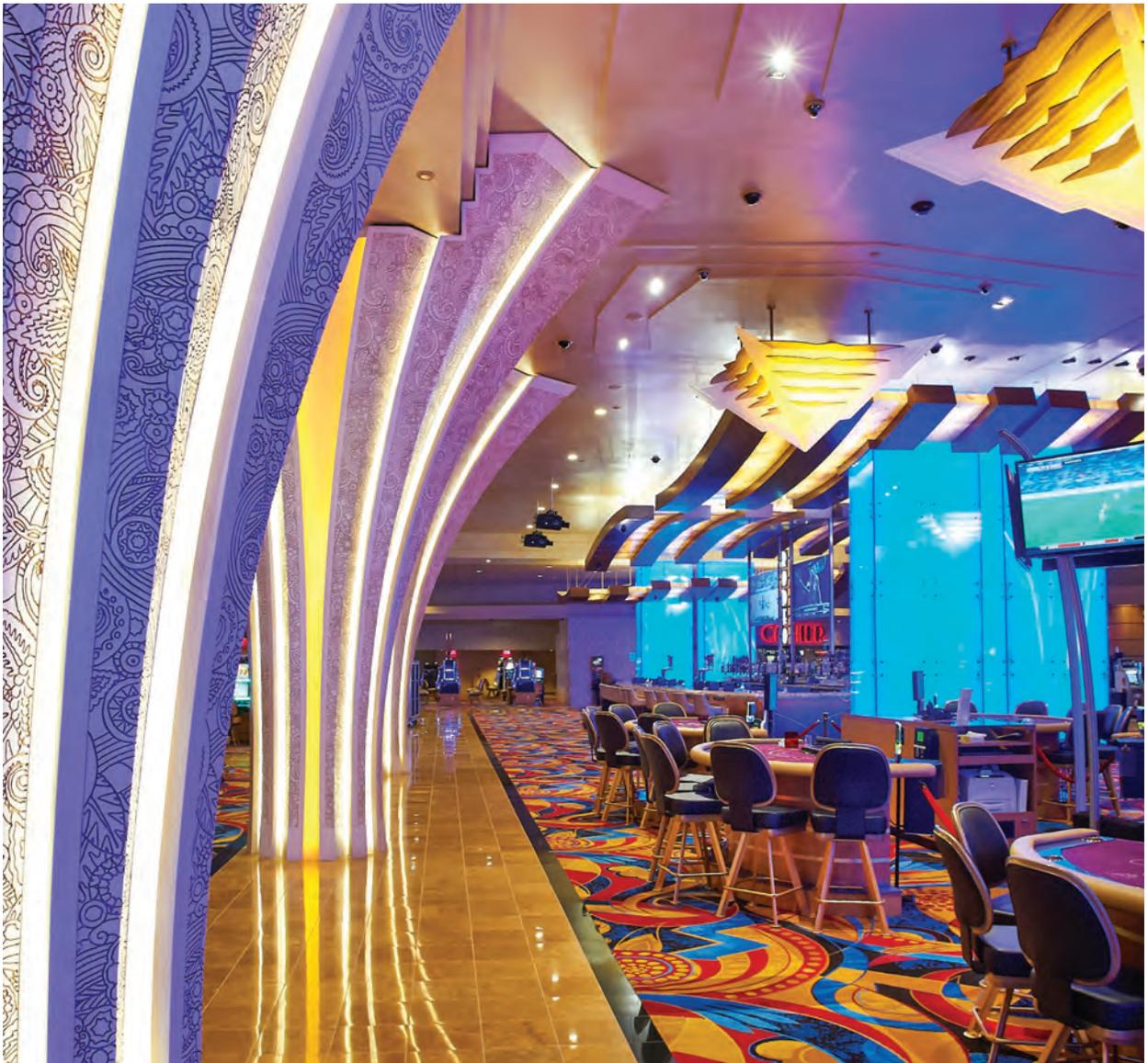


Cost \$30 M | Size: 250,000 square feet

HOLLYWOOD CASINO ST. LOUIS MARYLAND HEIGHTS, MO

Hollywood Casino St. Louis, a former Harrah's property, underwent a multi-phase remodel to re-brand the property so its appearance would convey the Hollywood Casino brand. For this effort, Yaeger Architecture was contracted as the Architect of Record, and Genesis Associates provided all interior design services.

To maintain 24-hour operations of the facility, Yaeger Architecture, the Owner, and the Contractor developed a 14-phase design and construction plan for the remodel, plus an Ownership changeover phase that covered major signage replacement and re-wiring of gaming machines to support the new operating system. As construction progressed in tandem with design, close to 30 drawing sets were issued. The construction contract was cost-plus-fee on a progressive release-of-funds basis until a guaranteed maximum price could be established at an agreed-upon point of certainty. Each of the construction window deadlines were met, so as to keep the property in operation while minimizing reduction in gaming capacity.





Hollywood Casino St. Louis chose hard-surface flooring for the remodel of the Sunset tower for cleanability and durability.

HOLLYWOOD CASINO SUNSET TOWER MARYLAND HEIGHTS, MO

Yaeger Architecture was hired by Penn National Gaming to design the renovation of the Sunset Tower at their Hollywood Casino St. Louis property in Maryland Heights, Missouri. The \$7.3 million renovation included 277 hotel rooms, including 14 suites. The remodel included the following updates in every room:

- Upgrade of two double bed rooms to two queen bed rooms
- All new furniture (bed, desk, wardrobe, lounge chair)
- New wall coverings, light fixtures, window treatments, and artwork)
- Increased connectivity for charging mobile devices
- Wall-mounted flat screen TVs
- New hard-surface flooring
- Completely remodeled baths featuring walk-in showers and barn door entry
- Relocation of closets to create a more open entry
- Tower corridors updated with new carpet, paint, and light fixtures



Hollywood St. Louis' newly renovated hotel rooms feature king or queen beds with pillow-top mattresses. Sunset 2 Queens are 320 SF with all new furniture and larger batrooms with new barn-door entry. Sunset King rooms are 320 SF and feature plank flooring, all new furniture and larger batrooms with walk-in showers.



HARRAH'S NORTH KANSAS CITY CASINO NORTH KANSAS CITY, MO

\$130 Million | 207,000 SF
Fast-track design and construction project.

Yaeger Architecture was the Architect of Record for the expansion and renovation of Harrah's North Kansas City, Missouri property. The fast-track design and construction project was scheduled for and completed in November, 2005. The project was comprised of four distinct projects: the addition of a new 200-room, 11-story hotel tower connected to an existing 200-room 6-story hotel; the addition of a new nightclub/theater, country/western bar and grill, seafood restaurant, and coffee shop; the addition of a new 10,000sf warehouse; and the remodel of the existing casino.

Yaeger Architecture was responsible for design project management, including design scheduling, Owner program management, and the management of nearly a dozen engineering and design consultants in four time zones, all under separate contract arrangements. Yaeger Architecture was also responsible for preparing all architectural construction documents, coordinating all of the consultant drawings and specifications, and full-service construction administration.

The hotel project included a post-tensioned concrete structure, modular pre-finished exterior wall panels, and a high-performance glazed curtain wall system. The hotel included a new main hotel entry, a grand lobby with VIP check-in area, a boardroom-style meeting room, and a gift shop. The expansion also included a new on-site laundry and linen service, to accommodate an additional 200 future guest rooms.

The entertainment venue expansion was comprised of a building addition on the east side of the existing entertainment pavilion building, cantilevered over the bank of the Missouri River. The new pavilion included a new 900-seat theater for music performance, a country/western-themed

restaurant and grill and a new central boiler plant, food service support spaces, and new offices. The entertainment venue work also included remodeling of all existing public areas, as well as new infill construction at previously unused areas of the site between other building components, resulting in space for a restaurant and coffee shop.

The expansion of the entertainment venues resulted in a shortage of warehousing space on the property, so a new warehouse and truck dock were added, featuring 20 feet of vertical clearance for pallet rack storage, to accommodate the increased storage needs.

Toby Keith's I Love This Bar: At the height of Toby Keith's popularity as a country music star, Harrah's Entertainment made a deal to open and operate a number of Toby Keith-branded bar/restaurant facilities inspired by his hit song "I Love This Bar". The 200-seat restaurant features a guitar-shaped bar located under a stars-and-stripes guitar ceiling, a concrete floor embedded with boot spurs, booth and table seating, a performance stage, a gift counter, a semi-private dining area, and decorative glass displays featuring Toby Keith song lyrics. The venue was constructed partially within an existing entertainment pavilion building, and partly within a new expansion, where a new dedicated kitchen was built to serve the restaurant.

Moby's Fish Tales: A 150-seat seafood restaurant with a wry take on nautical aesthetics and fisherman's lore, lies and humor. The restaurant features booth and table seating, a private dining room, and an intimate bar. Constructed partially within an existing entertainment pavilion building and partially within a new expansion, the restaurant is served with a new dedicated kitchen designed to produce a full array of seafood offerings.



The hotel portion of the project included a 200-room, 11-story hotel tower connected to an existing 200-room 6-story hotel.



ARGOSY CASINO HOTEL REMODEL RIVERSIDE, MO

Remodel of 259 Hotel Rooms and Public Spaces

Yaeger Architecture was commissioned to provide architecture and interior design services for the Argosy Casino Hotel Remodel. The remodel included updating the finishes and furnishings in 259 hotel rooms, along with ground-floor and second-floor lobbies, elevator lobbies and public corridors. Room types remodeled included Standard Kings, Accessible Kings, Standard Double Queens, and Accessible Double Queens.

The Yaeger team field verified the existing finishes, and identified the condition and extents. Updated finishes included carpet, wallcovering, wall base, paint, and window coverings. All furniture in guest rooms were replaced as well as furniture in the lobbies. Yaeger prepared presentation renderings, mock-up room construction documents, and complete project construction documents and also provided construction phase services.





PARKWAY HOTEL

ST. LOUIS, MO

8-story hotel is comprised of 218 hotel rooms, including four luxury guest suites, and a large lobby area on the first floor.



Hotel renovation included all new custom furniture and artwork, and accessories.

Yaeger Architecture was commissioned to provide interior design services for the Parkway Hotel in the Forest Park area of St. Louis, next to Barnes Jewish Hospital. The 8-story hotel is comprised of 218 hotel rooms, including four luxury guest suites, and a large lobby area on the first floor.

Located in the city of St. Louis' central corridor, in a cosmopolitan area known as the Central West End, The Parkway Hotel offers modern elegance in the midst of this stately neighborhood of historic residences, fine restaurants, eclectic art galleries and first-class shopping.

For this project, Yaeger's interior design team planned remodel design work for all hotel spaces. In each guest room, new carpet, wallcovering, paint, light fixtures, window treatments, furniture, and accessories were selected and two mock-up rooms have been completed for the hotel's promotional use.

For floors 2-8, the corridors were also re-envisioned with similar finish applications. The design for the hotel's lobby remodel included selection of new carpet, wallcoverings, light fixtures, furniture and accessories, some of which were custom-built for the space. Additionally, a stone fireplace surround and mantel, a breakfast bar with custom cabinetry, a breakfast dining room, and a large meeting room were added to complement the hotel's amenities package and boost overall hospitality.



Hotel renovations included new carpet, wallcovering, and lighting.

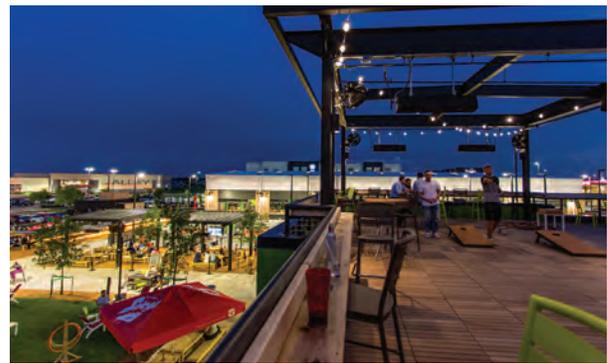
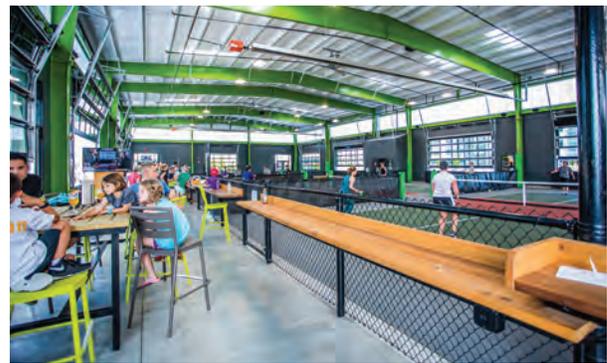
CHICKEN N PICKLE WICHITA, KS

Located in the Plazzio Center, 13th & Greenwich in Wichita
Cost: \$9M | Size: Court Building - 14,908 SF; Restaurant - 10,671 SF



Yaeger Architecture was selected to collaborate with Chicken N Pickle on a new design and prototype for its Wichita location at the Plazzio on Greenwich Road and 13th Street. Chicken N Pickle is a unique, indoor/outdoor entertainment complex featuring a casual, chef-driven restaurant and a sports bar along with pickle ball, ping pong and a variety of yard games.

Wichita is the second location for the concept and will have six indoor courts along with four outside. It also has lawn games, a rooftop bar and a living room-type atmosphere with fire pits and a jumbo TV. Multiple private dining spaces are available to rent for parties or corporate events.



Chicken N Pickle is an entertainment complex including a fast casual dining restaurant, 10 pickleball courts (6 indoor and 4 outdoor), 2 bocce ball courts, 4 shuffleboard courts, a bar and entertainment space, outdoor lawn games, and a game room with ping pong and TV screens for customers to catch their favorite game.

CHICKEN N PICKLE

VARIOUS LOCATIONS

San Antonio, TX; Oklahoma City, OK; Overland Park, KS

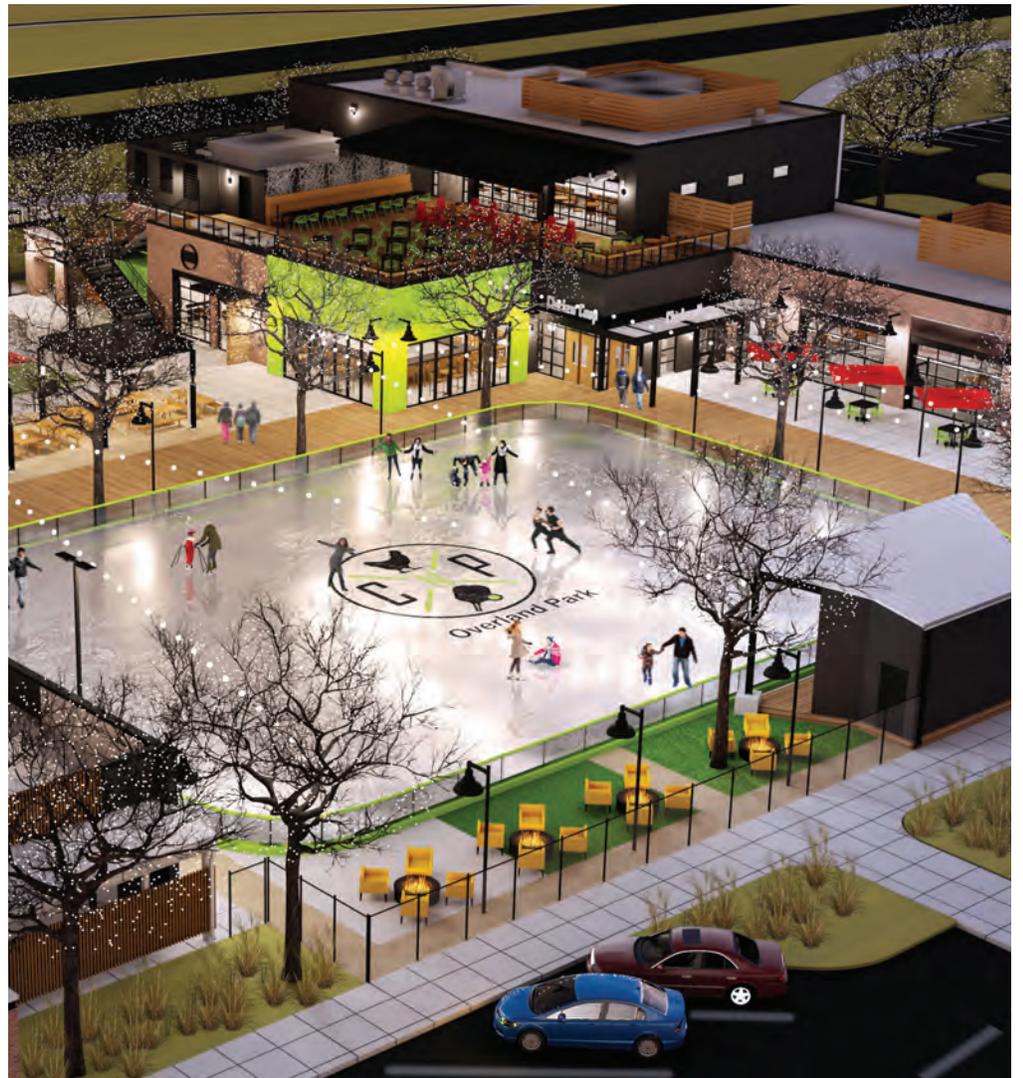




San Antonio: Chicken N Pickle's third location is San Antonio in the city's northwest side where the team delivered the chef-driven restaurant/sports bar and indoor and outdoor pickleball courts, as well as yard games. The venue seats more than 300 people and can hold as many as 500.

Oklahoma City: This location is in the 9000 Broadway Complex, near Britton and Broadway. The venue will feature six indoor and five outdoor pickleball courts, lawn games, a rooftop bar and a full-service restaurant.

Overland Park: The new Prairiefire location will include a seasonal ice rink for skating and curling among other activities along with a rooftop bar and stages for live performances. It also will include the signature Chicken N Pickle lawn games.



LEGENDS AT SPARKS MARINA

SPARKS, NV

Destination Development
Cost: \$120 M | Size: 1.5 M square feet

Yaeger Architecture was the Executive Architect for the Legends at Sparks Marina, a destination retail development, located next to the Sparks Marina Lake in Sparks, Nevada. The Project applies the sophisticated use of simple materials with the graphic interchangeability and excitement of an urban retail and entertainment district.

A landscaped promenade extends from the Marina Lake through the development, connecting the retail shops, restaurants and entertainment. Key elements such as fountains, sculptures, outdoor fireplaces and themed planting areas enrich the experience of the outdoor mall. A central sign tower attracts the visitor to the center and creates a focal point. Lighting at night brings everything alive for sunset dining by the water's edge or a stroll through the center. A hotel/casino is included in the master plan as the anchor of the entertainment district. Outlying parcels accommodate big-box retailers, mid-size retailers, and pad-site restaurants.

After the initial project, Yaeger Architecture was hired for the Outlets at Legends expansion to include a TJ Maxx and Old Navy.

TJ Maxx: 25,000 sf; \$2.5 million.
Yaeger Architecture designed the shell and tenant fitout in conformance with tenant prototype drawings and Legends at Sparks Marina design guidelines.

Old Navy: 14,600 sf; \$1.5 million
Yaeger Architecture designed the shell building in conformance with tenant prototype drawings and Legends at Sparks Marina design guidelines.





The Legends at Sparks Marina received an Honor Award in the Category of Commercial Retail & Mix Use from the Nevada American Society of Landscape Architects.



LUCKY TACO

Yaeger's interiors team was called on to provide design services for the conversion of an existing Italian restaurant in Argosy Casino Hotel & Spa into a new-concept Mexican restaurant. The design team provided a cost-effective solution by reutilizing existing assets of the space in a fresh way.

The furniture and much of the existing structural elements were updated and repurposed while vibrant, traditional colors from Mexican weavings were used to brighten the walls and bar area. A custom "salsa bar" blanketed in metallic glass tile was incorporated into the design. Mexican lanterns were hung throughout the ceiling plane of the space to create a sense of warmth, flare and excitement. Finally, a mix of traditional, handmade decorations imported from Mexico and modern, local artwork were also used to liven up the space.



99 HOPS HOUSE

Yaeger was commissioned to turn an unused customer service space at Argosy Casino into a new craft beer bar concept, 99 Hops House.

A multi-tap self-serve beer wall was installed in addition to over 60 taps at the bar, all serving unique and local craft beers. The sustainable, locally-sourced and handmade finishes reflect the artisanal nature of the restaurant's menu and create a warm, inviting atmosphere. Elements of the original space were adapted and reused to make the most of a limited budget for the new kitchen and bar. The new venue has been a runaway success as a popular gathering spot and as a venue for events on a limited reservation basis.



99 HOPS HOUSE

Yaeger Architecture designed the renovation of a restaurant space at Hollywood Casino Hotel & Raceway Bangor into the new Hops House 99. The project included the rebranding of the space with themed artwork, beer barrels, a beer fermenter, and updated finishes.





Argosy Casino - Riverside, MO



Argosy Casino - Riverside, MO



Hollywood Casino - Bangor, ME



North Kansas City, MO



North Kansas City, MO



Wichita, KS





FLYING TEE

Yaeger Architecture provided architectural services for the design of Flying Tee, a 60,000 SF golf and entertainment experience to be located in North Kansas City, MO. The project features golf bays, meeting rooms, restaurant and bar space, lounge space, and outdoor entertainment space.



DRIV

Yaeger Architecture provided architectural services for the design of DRIV Golf & Brew, a new 66,600 sf golf and entertainment experience, featuring 90 golf driving bays, a brewpub restaurant with on-site brewery, meeting and conference space, VIP bays, and training academy.



SWINGS

Yaeger Architecture is providing architecture and design services for the proposed new golf entertainment center to be located on North Greenwich Avenue and East 29th Street North in Wichita. The facility is a two story, 50-60 bay golf driving range building with 240-yard driving range; restaurant and kitchen; arcade and game room; pro shop; meeting space, and supporting offices, restrooms, lobbies, and circulation areas. The developed site will include parking for up to 388 +/- cars, a 1-acre miniature golf course, a pad for a future small-shop retail outbuilding, and stormwater detention basins. The approximate area of the site, not counting the stormwater detention basins, is 12.6 acres.



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