

Master Plan and Building Program

Gaming Facility Building Plan

Caesars New York provides a unique opportunity for Woodbury to create a world class entertainment complex located minutes from the New York Thruway. Caesars commit to sustainably developing the 115.222 acre site in partnership with Woodbury and the surrounding communities. This Commitment is the foundation for many of the unique elements of this project. While some of Caesars New York concepts are well known, its sheer size and scope set it apart from many other world class casino developments.

Another unique component to this development is the inclusion of engaging ground-floor program spaces along the perimeter edges of the casino. Program elements such as restaurants, retail, and hotel lobbies have been consciously designed and placed at the building perimeter and have access to daylight and exterior terraces. The plazas, which have universal access to the major entry points, will provide opportunities for terraces and outdoor seating to engage guests.

Conservation is the cornerstone of responsible sustainable development and Caesars is committed to an integrated design approach that incorporates state-of-the-art technologies to preserve natural resources. The proposed design is estimated to consume up to a third less energy than a standard development of similar size. In addition to conservation and efficiency measures, an approximately 1.4-2.0 MW solar array system will be deployed to generate on-site electricity. This solar array will be one of the largest private commercially-deployed systems in the northeast United States. Solar panels and supporting structures will be integrated into the parking garage. These prominent elements will serve as visual reminders of Caesars commitment to responsible stewardship and sustainable design.

Project Elements

- Gaming Space: approximately 155,130 square feet of gaming space containing 2,560 slot machines, 190 table games, and a World Series of Poker™ room;
- Hotel: an approximately 300-room hotel;
- Multi-purpose meeting/entertainment space;
- Dining: approximately 6 restaurants, including two fine dining concepts, casual outlets, a food hall, and sports bar;
- Coffee Shop;
- Retail: approximately 1,500 square feet;
- Central Utility Plant (CUP);
- Parking: a 4,260-space, 10-story parking garage with 460-spaces dedicated to valet parking.

Caesars is committed to developing a Project that is sustainably designed, energy efficient, environmentally conscience, and healthy for its employees and visitors. The Project is striving for Silver certification in the U.S. Green Building Council's (USGBC'S) Leadership in Energy and Environmental Design program.

Project Program

Use	Area in Square Feet
Gaming (4,200 positions)	155,130
Restaurant / Bars	61,800
Meeting / Flex / Event Space / Prefunction / Front of House	64,600
Hotel (Approx. 300 keys)	225,000
Retail	1,500
Spa / Fitness / Pool	13,500
Support, Loading, Back of House, Central Plant	160,955
Parking	1,500,000
Total	2,182,485

The proposed building program is reasonable given the number of trips and revenue projected for Caesars New York. Looking at comparable Caesars properties, visits per casino square foot range from 60 to 100. Given the projected 11 million annual visits to Caesars New York, this would imply a necessary casino square footage range of 120,000 square feet to 180,000 square feet.

Comparable Gross Gaming Revenue (GGR) per casino square foot ranges from 2,700 to 5,200, implying a required casino size of 143,000 square feet to 275,000 square feet given Caesars New York's projected GGR of \$738 million.

Caesars New York's casino size is within the range of both methods.