



**Submit as Exhibit VIII.C.14.a. a description of the approximate number, location and accessibility of parking spaces and structures for employees, patrons, valet-parked vehicles and buses. Substantiate (e.g. by inclusion of discussion in the independent traffic study to be provided pursuant to Item IX.A.2.b. of this RFA) the adequacy of parking and site circulation plans to service the projected visitor and employee demand.**

Under Alternative #1, adequate and appropriately designed parking will be provided for employees, guests, valet-parked vehicles, all required handicap accessible parking, and for buses traveling to Montreign Resort Casino. The number of parking spaces provided conform to the requirements adopted by the Town of Thompson in the Comprehensive Development Plan for Adelaar. Site circulation is discussed in more detail in Exhibit VIII.C.14.b. and Exhibit VIII.C.14.b.-ALT-1.

### **Montreign Resort Casino**

Pursuant to Alternative #1, Montreign will include approximately 2,622 parking spaces. Specifically, 1,015 spaces will be in the surface lot to the southeast of the casino hotel building, 1,220 spaces will be located in the three-story parking garage constructed below the casino and hotel building, and 387 spaces will be located in the employee lot located behind the casino. Of the total surface parking spaces, 250 spaces have been designed and allocated to V.I.Me. Gold level and higher guests, 200 spaces have been designed to be allocated to valet parking, 387 spaces are dedicated to employee parking, and five (5) spots are dedicated to bus pick-up and drop-off. There are twenty-four (24) handicap accessible parking spaces in the surface lots and twenty-three (23) handicap accessible parking spaces in the parking structure. All handicap accessible parking spaces are located at major public and private building entries. To meet LEED Certification guidelines, 5% of the total parking

# ALTERNATIVE #1

spaces are designed to be dedicated to preferred parking for carpools and vanpools, and electric vehicle parking will be evaluated through design finalization. Attachment VIII.C.14.a.-1-ALT-1 illustrates Alternative #1 site parking, and Attachment VIII.C.14.a.-2-ALT-1 illustrates a typical floor plan of the parking structure.

There is no change from the Base Application in the methodology for determining the number of spaces required for Alternative #1. The number of parking spaces also satisfies the requirements of the CDP adopted by the Town Board of the Town of Thompson specifically for Adelaar and Montreign. There is no change from the Base Application in the circulation plan for Alternative #1, which is discussed further in Exhibit VIII. C.14.b.

## **Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, Future Development**

Under Alternative #1, there are no changes in description or adequacy of the number, location or accessibility of parking spaces or structures for employees, patrons, valet-parked vehicles and buses for the balance of the Gaming Facility or Project Site.