



**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.**

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 will conform to the requirements adopted by the Town Board of the Town of Thompson in the Comprehensive Development Plan for Adelaar. Parking for the remainder of Adelaar’s development will be subject to the conditions set forth for the particular use and resort location within the CDP. Site circulation is discussed in more detail in Exhibit VIII.C.14.b.

### **Montreign Resort Casino**

The Montreign Resort Casino will include approximately 3,214 parking spaces. Specifically, 1,023 spaces will be in the surface lot to the southeast of the casino hotel building, 1,565 spaces will be located in the four-story parking garage constructed below the casino and hotel building, and 626 spaces will be located in the three surface lots 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, 500 spaces are dedicated to employee parking, and five (5) spots are dedicated to bus pick-up and drop-off. There are fifty two (52) handicap accessible parking spaces in the surface lots and thirty six (36) 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 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.5.a.-2 to Exhibit VIII.C.5.a. illustrates the Montreign facility site parking, and Attachment VIII.C.5.a.-4, page 5, illustrates a typical floor plan of the parking structure.

The number of parking spaces programmed for Montreign was developed using industry standards as well as site-specific case studies. The parking ratios were developed while the CDP was formulated and approved, as further outlined in Exhibit VIII.C.3.a. Design standards for hospitality parking requirements were combined with the mixed-use destination resort development allowing for utilization of multiple modes of public transportation and walkable pedestrian friendly site access. For the Montreign facility, there are onsite surface and structured parking areas which include 3,214 total parking spaces. Comparing the required parking counts to the proposed parking counts, the design substantially accommodates the parking needs for the venue and compares with industry standards. Based on these standards, Montreign would require a minimum of 3,000 vehicle parking spaces, of which forty (40) are ADA

accessible parking spaces. In addition to the approved parking counts, eight (8) bus parking spaces and 500 valet spaces have been allocated.

To verify the suitability of these industry standards, Montreign Operating Company, LLC also conducted case studies of other, similar, resort casinos with a goal of utilizing other facilities in destination resort settings with similar population centers, only to find that there are very few of these facilities. Therefore, a case study analysis was performed on multiple facilities, in varying demographics, and utilizing available traffic study data. A summary of the results of those case studies and research is below:

- Mohegan Sun at Pocono Downs: 2,300 slots, eighty (80) table games, 200 seat simulcast, 400 seat grandstand, 238 hotel rooms, 4,000 square foot spa, 16,000 square foot ballroom, 2,800 square foot pre-function area, 260 seat bistro and bar, 120 seat steakhouse, two (2) casino lounges, and one (1) retail store – 5,000 parking spaces on surface lots.
- Sands Casino Bethlehem: 145,359 square foot casino, 3,012 slots, 183 table games, thirty six (36) poker tables, 230 seat steak house, 150 seat Irish Pub, 300 seat buffet, 330 seat food court, ninety (90) seat burger restaurant, 133 seat entertainment lounge, 123 seat casino bar and lounge, fifty eight (58) seat night club lounge, 150 seat Carnegie Deli, 190 seat Italian restaurant, 100 seat Asian restaurant, 302 room hotel, 12,000 square foot meeting space and 3,000 square foot pre-function area, 50,000 square foot multi-purpose venue, 200,000 square foot retail mall with thirty (30) leasable outlets – 3,400 space parking garage, 2,100 at grade parking spaces and fourteen (14) bus bays.
- Mount Airy Casino & Resort: 67,746 square foot casino floor, 1,875 slots and seventy four (74) table games, 188 hotel rooms and 16,000 square foot spa and wellness center, five (5) restaurants including an eighty (80) seat steakhouse, eighty (80) seat Italian restaurant, 140 seat diner, 240 seat buffet, 150 seat nightclub, casino bar, 6,000 square foot ballroom, and 18-hole golf course - 2,232 parking spaces.

Based on the industry standards and the case studies detailed above, the review by industry executives and experienced professionals that programmed Montreign, a determination was made that 3,000 spaces will be more than adequate to service the expected demand for parking.

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.

### **Entertainment Village, Indoor Waterpark Lodge, Monster Golf Course, Infrastructure Improvements**

Similar to the parking required for Montreign, the number of parking spaces required for the Entertainment Village, the Indoor Waterpark Lodge and Monster Golf Course are based on a combination of industry standards and case study methodology. Using this “joint” approach, the property owner developed minimum parking standards for each resort use and for each development site within Adelaar. These minimum parking standards are contained within the CDP, which is included as Attachment VIII.C.3.a.-3 to Exhibit VIII.C.3.a. The CDP was approved by the Town Board of the Town of Thompson in 2013 and the CDP outlines additional development standards that apply to the parcels within Adelaar.

In addition to regulating the size and number of parking spaces, the CDP includes a number of key objectives for the design of parking areas at Adelaar. These objectives include:

- Maximize loading and parking efficiency while minimizing the effects of extensive paving,
- Minimize visibility of loading areas and docks, and parked cars or parking structures where feasible,
- Provide the feeling of a smaller overall parking area through strategic plantings and employ landscape to create parking “rooms,”
- Aesthetically integrate parking areas into the overall landscape,
- Encourage uses that accommodate shared parking opportunities,
- Optimize safety and aesthetics through adequate lighting while maximizing energy efficiency through fixture selection and layout,
- Minimize storm water runoff from impervious surfaces and maximize infiltration opportunities, and
- Maximize tree canopy coverage to reduce heat island effect.

Finally, the CDP includes guidelines for incorporating shared parking between uses, the appropriate dimensions and angles of parking stalls, and appropriate ways to encourage electric vehicle and bicycle usage at Adelaar.

### **Future Development**

All development within Adelaar is required to adhere to the guidelines and standards for vehicle parking promulgated by the CDP and described above.