

DESIGNS AND LAYOUT

Exhibit VIII.C.5.b

Basis of Architectural and Building Plan

The Hotel Tower

Resorts World Hudson Valley is planned to create a gracious, grand, historic hotel set within a backdrop of beautiful New York countryside. Inspired by the grand hotels of the west, the hotel tower is reminiscent of the power and spirit of the places they inhabit. Historic hotels such as *The Old Faithful Inn* at Yellowstone, *The Ahwahnee* in Yosemite, or *The Banff Springs Hotel* in Alberta are loved and visited by generations, time and time again. Their grandeur and presence are reflected in both their timeless quality and in the way they reflect the environments in which they sit.

Building Planning

- Resorts World Hudson Valley is strategically designed by paying attention to the tallest peak on the land. The hotel tower is planned at the highest portion of the project so it can be seen from the freeway across a beautiful meadow and entertainment lake.
- The resort maximizes the grade (first) level uses. It is much more difficult to create a multi-level integrated resort. It is a known fact that multi-level casinos earn less money and then pay smaller amounts of taxes to the government.
- The podium is anchored on one end by the hotel and the other by the parking structure with multiple access points that bring patrons closer to their destination. Three porte cocheres (Hotel, VIP, and Casino) allow multiple traffic options that work with ease. The seamless flow of traffic becomes a key point in visiting an entertainment attraction more than once in any given year; better circulation means more revenues and taxes paid.
- We wanted the tallest building closest to the freeway as to not interfere with the aesthetics of the surrounding areas and create the strong formal impression of a grand hotel.
- Many of the restaurants are designed to have exterior views and decks. All will feature "landscape attractions/ shows". A structured parking structure eliminates the need for surface parking. Placing a large parking lot on front of a building does not allow for these type of resort attractions required by an integrated resort.
- The project is located to control the visual aspect of this design. We do not want to locate an expensive project/ business behind a piece of property that might eventually contain a no compatible building.

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Building Planning (continued)

- The plan allows for guests to circulation to many of the restaurants, clubs and the multipurpose room without having to go through the casino.
- The tower is designed not to remain below the height required by the adjacent airport. The podium is basically a single level structure allowing the indigenous landscape to really capture the imagination of the guest.
- The planning also features and enclosed “Domed Pool” adjacent to the outdoor heated pool for summer and winter use.
- The plan is seamlessly connected together so the guest can have a completely interior experience yet experience the seasons and the great New York landscape.
- We wanted the building to be long and low creating a building which is easier to access in emergencies by the fire and medical services. Multi-level podiums create problems for the integration of these essential services.
- We wanted to locate the central plant in the middle of the site away from any residential. Placing the facility in the rear would place the major HVAC and Fire equipment closer to the property lines.

The Budget

- A building with a simplified podium will cost 12-15% less than a complicated multi-level podium (for the same amount of space). Creating a low, basically single level podium costs less and pays more in taxes.
- Locating the building on the flat part of the site and stepping the garage down with grades reduces the amount of retaining walls on the project. This limits the cost of retaining and excavation for the project.

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Environmental Planning

- Rather than building a box or a series of boxes, we created a plan which bends around the environmentally sensitive land. Following the land enables this resort to feel diverse and interesting. All great resorts are designed in conjunction with all of the environmental features of the land.
- We planned the resort to minimize the impact on the wetlands and natural eco system, yet we wanted to expand the wetlands to create a natural wetlands attraction adjacent to Interstate 84. This attraction will educate guests about the wetlands, fields and rolling wooded hill that surround the site.
- The integrated resort features outdoor activities making it a true four seasons resort. It is required to preserve and significantly increase the effectiveness of the wetlands so that the resort can be populated with birds, amphibians, and even bugs that use the wetlands as there habitat. We believe it is better to place the resort between the two large wetlands to allow for nature to be naturally integrated with our landscaped design and architecture.
- Guests will journey beyond the doors of the resort to explore the natural wonders of the surrounding area. An elevated boardwalk becomes an interpretive trail for education, woven together with contemporary sculptures made of natural materials.
- We wanted to design the resort that the streams that go through the site are a part of the scene. We did not want to divert or pipe, instead we want to create a beautiful stream that each patron drives by to their entry. Driving by a beautiful water feature (Stream) is a “Good Luck “symbol to many Asian Cultures.
- The site is designed and located to maintain the majority of the existing trees and add new landscape to create a building within a mature forest. Located the building on the rear of the site would have required the removal of the majority of mature trees on the site.
- We planned the facility, so the podium is low “slung structure.” We did not want to place a large podium on the higher position on the site. Holding the building at an elevated level with retaining walls is not a design solution for a wooded site.