

PARKING AND TRANSPORTATION INFRASTRUCTURE

Exhibit VIII. C.14.a

Parking Executive Summary

The estimated peak-hour parking demand for the visitors to the Hotel/Casino ranges from 4,720 spaces to 6,440 spaces, depending on the number of gaming positions. The estimated peak-hour parking demand for employees of the Hotel/Casino ranges from 1,180 to 1,610 spaces.

Projection of Parking Demand

Resorts World Hudson Valley is a mixed-use development with a variety of uses including resort gaming, hotel rooms, restaurants, meeting areas, and retail space. The primary independent variables used in projecting parking demand for the Hotel/Casino area will be the number of gaming positions (as experience has shown the other uses are ancillary to the gaming area).

Published data for use in projecting casino parking demand is limited and not relevant to the proposed Resorts World Hudson Valley. Based on Kimley-Horn’s work at other casinos, this analysis was performed using a rate of 1.0 parking space per gaming position for customers and 0.2 parking space per position for employees.

According to the program on June 16, 2014 for the Resorts World Hudson Valley, the resort gaming area is expected to be 209,100 square feet. Gaming positions vary by resort and may range from 26 square feet per position to 35 square feet per position. The estimated number of gaming positions at the Resorts World Hudson Valley could range between 5,900 and 8,050.

The estimated parking demand for the visitors and employees of the casino is shown in Table VIII. C.14.a-1.

Table VIII. C.14.a-1. Projection of Parking Demand

Resorts World Hudson Valley						
Projection of Parking Demand						
Use	Size		Customer Parking Demand(Spaces)		Employee Parking Demand(Spaces)	
	Low	High	Low	High	Low	High
Gaming Positions	5,900	8,050	5,900	8,050	1,180	1,610
Restaurants	135,850 SF		Parking demand included in Casino			
Rooms	600		Parking demand included in Casino			
Function Space	93,700 SF		Parking demand included in Casino			
Retail	17,300 SF		Parking demand included in Casino			
Bars	17,800 SF		Parking demand included in Casino			
Spa & Fitness	20,200 SF		Parking demand included in Casino			
Estimated Peak-Hour Demand			5,900	8,050	1,180	1,610
Total Estimated Peak-Hour Demand					Low	High
					7,080	9,660

Adjustments to Parking Demand

It is estimated that 80 percent of the trips to Resorts World Hudson Valley will be by automobile, 10 percent by charter bus, 1 percent by taxi, 5 percent by rail, and 4 percent by other modes. To account for

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this mode split, the parking demand for the resort’s customers was reduced 20 percent. The revised peak-parking demand is estimated as shown in Table VIII. C.14.a-2.

Table VIII. C.14.a-2. Adjustments to Projected Parking Demand

Resorts World Hudson Valley					
Adjustments to Projected Parking Demand					
Projected Demand	Customer Parking Demand Spaces		Employee Parking Demand Spaces		Comments
	Low	High	Low	High	
Original Projection	5,900	8,050	1,180	1,610	
Adjustment for Mode Split (20%)	1,180	1,610			No adjustment for mode split was made to employee parking demand
Revised Peak-Hour Demand (Spaces)	4,720	6,440	1,180	1,610	

Bus Parking: As noted above, it is assumed that 10 percent of the trips to Resorts World Hudson Valley would be made by charter bus. This represents a reduction in parking demand of between 590 and 805 spaces. Assuming a vehicle occupancy rate of 1.75 persons per vehicle, this represents between 1,032 and 1,409 visitors. With 40 patrons per bus assumed, it is projected that between 26 and 35 bus parking spaces will be needed to accommodate the peak-hour bus parking demand.

Summary

The estimated peak-hour parking demand for the visitors to Hotel/Casino ranges from 4,720 spaces to 6,440 spaces, depending on the number of gaming positions. The estimated peak-hour parking demand for employees of the Hotel/Casino ranges from 1,180 to 1,610 spaces.