

## DESIGNS AND LAYOUT

### **Exhibit VIII.C.5.b**

#### **Basis of Architectural and Building Plan**

For Sterling Forest Resort's bid, the raw material is already in place – not just the picture-postcard village scenery, the ski center, the pristine wooded wilderness and lakes, the privately financed new highway exit to ease congestion, the cleared property, and the magnificent castles that would put even Jay Gatsby to shame – but also the name, the branding, and the round-the-world recognition. Any casino anywhere will help bring jobs and world-class amenities and accommodations, bring tax revenue, lower property taxes. Any town can be dressed up in its Sunday best. *But there's only one Tuxedo.*

The Sterling Forest Resort and surrounding activities are designed to create a superior five-star property. The master planning is based on the existing operating businesses. The design and physical planning is 100% renewed but the basic location remains the same for the Ski Area, the Renaissance Faire, and the Sterling Gardens.

#### **Location Planning**

The following is an outline regarding some of the design considerations:

- The Resort Casino is planned on the flat site of the never-constructed air strip.
- The Resort Casino is designed to snuggle into the hills of the site, by incorporating the scale and grand architectural proportions of the many historic hotels constructed at the beginning of the 20th Century.
- The long slim lot grants space for a garage and bus depot at the rear, concealing it from the town district atmosphere. Designed 360 yards off the main drive, the garage will allow for the smooth flow of traffic in and out of the property.
- The design captures the majority of traffic to this district at the beginning, creating a safer and cleaner pedestrian zone. A pedestrian stroll, alongside the area's beautiful river, works in conjunction with an elevated bridge over Route 17-A to grant access to the Ski Area, the Renaissance Faire, and the Sterling Gardens.
- The bus depot and self-parking areas offer direct and easy access to the casino without confusing bridges, tunnels or open air connections.



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#### **Basis of Architectural and Building Plan**

##### **Resort Casino Planning**

Sterling Forest Resort is inspired by the region's stately homes constructed during the turn of the century. A superior resort plan has been specially prepared to offer an incredible experience that not only reflects the time period that made it famous, but puts forth a design statement that continues to wow guests into the next century and beyond.

- The casino and its exciting tandem-based activities are accessed through family-friendly pathways that assist in creating movement through the entire casino. Any guest can access the majority of non-gaming activities without being forced through the casino.
- The casino is designed for distinctive gaming activities. Each gaming activity is directly related to its entrance and its food and beverage services. For example, the VIP Porte Cochere is placed near high limit gaming, the Player's Club, and restaurants typically enjoyed and frequented by this target demographic.
- The casino is designed in three different segments that can open in stages based on demand. This flexible concept allows patrons to feel comfortable and in an intimate setting.
- The casino takes advantage of the beautiful surrounding scenery. All restaurants are designed to have windows that look out onto the region's exquisite seasons.
- The casino offers powerful emotions at various touchpoints throughout the plan. The main lobby creates an opportunity for memorable design and sets the stage for a wonderfully anticipated experience or a rendezvous amongst friends.
- A VIP casino on the resort's second level and a Sky Casino on the top floor is well suited to the desired privacy of high rollers and private junkets.
- Hotel rooms are all created with spectacular views, not of large roofs and parking lots, but of the beautiful mountains and garden courtyards.
- The facility hosts a superior group of non-gaming offerings that pique the curiosity of casino guests and invite them to explore the many offerings created here.



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#### **The Basic Resort Experience Design Features**

Sterling Forest Resort is designed to do the following:

- Stratify the casino offering into distinctive casinos (Mass Gaming, VIP Mass Gaming, VIP Gaming, VVIP Casino)
- Form a longer, more narrow gaming floor that will create a short, easy walks from the casino to the restaurants, lobbies, and elevators
- Offer a casino with free attractions, art, sculpture, gardens, video displays
- Establish day-lit areas within the lobbies, casino, and restaurants
- Showcase a casino with brilliant interior lighting. (A bright casino earns more than a dark casino)
- Seamlessly integrate with outdoor activities (Garden, Renaissance Fair and Ski Area)  
The Sterling Forest will be the first Integrated Connected Resort in America.
- Present superior food and beverage offerings for all tastes and budgets
- Create a “Pool After Sunset” flex space... (An indoor pool during the day and a nightclub at night)
- Feature the newest casino games and attractions within the casino space
- Surprise and delight the guest in a matter that elicits a simple smile every time
- Discover a sense of instant belonging on the first visit
- Become a primary destination to check-in and share life stories (on social media)
- Be original

Sterling Forest Resort is designed in a way that does not copy anything. All visitors will have a new and unprecedented experience at the Sterling Forest Resort (Resort Hotel Casino, Ski Area, Renaissance Fair and Sterling Gardens).



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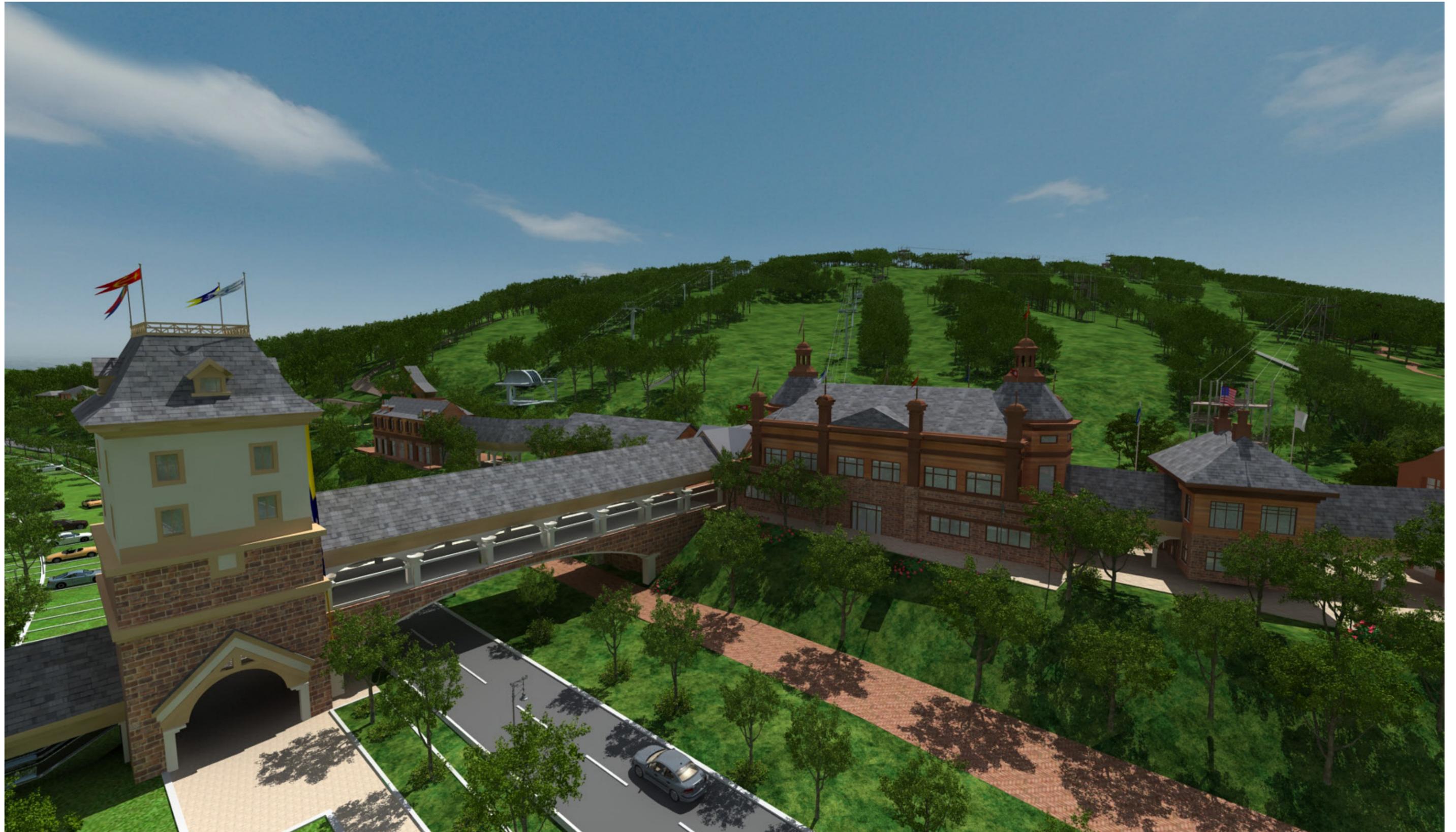
#### **The Ski Resort**

The existing ski resort is over 50 years old and is in need of renovation. Though small, it is planned to be a first-class offering. The following is a list of the new attractions at the ski resort:

- All new ski lifts including a family-friendly funicular inline railway
- Modifications to the ski area layout
- Snowboard park and ½ Pike
- Toboggan Run
- Mountaintop warming hut and observation point
- A ridge top walk
- A snow beach featuring snow sunbathers winter and summer
- A new base lodge including restaurant, bar, toilet rooms, ski shop and rental
- Zip lines
- Cross country skiing
- Mountain bike trails
- Elevated crossing connecting the parking to the ski resort
- Winter sledding area











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**Exhibit VIII.C.5.b Part 11 Ski Area: Village Summer View 4**

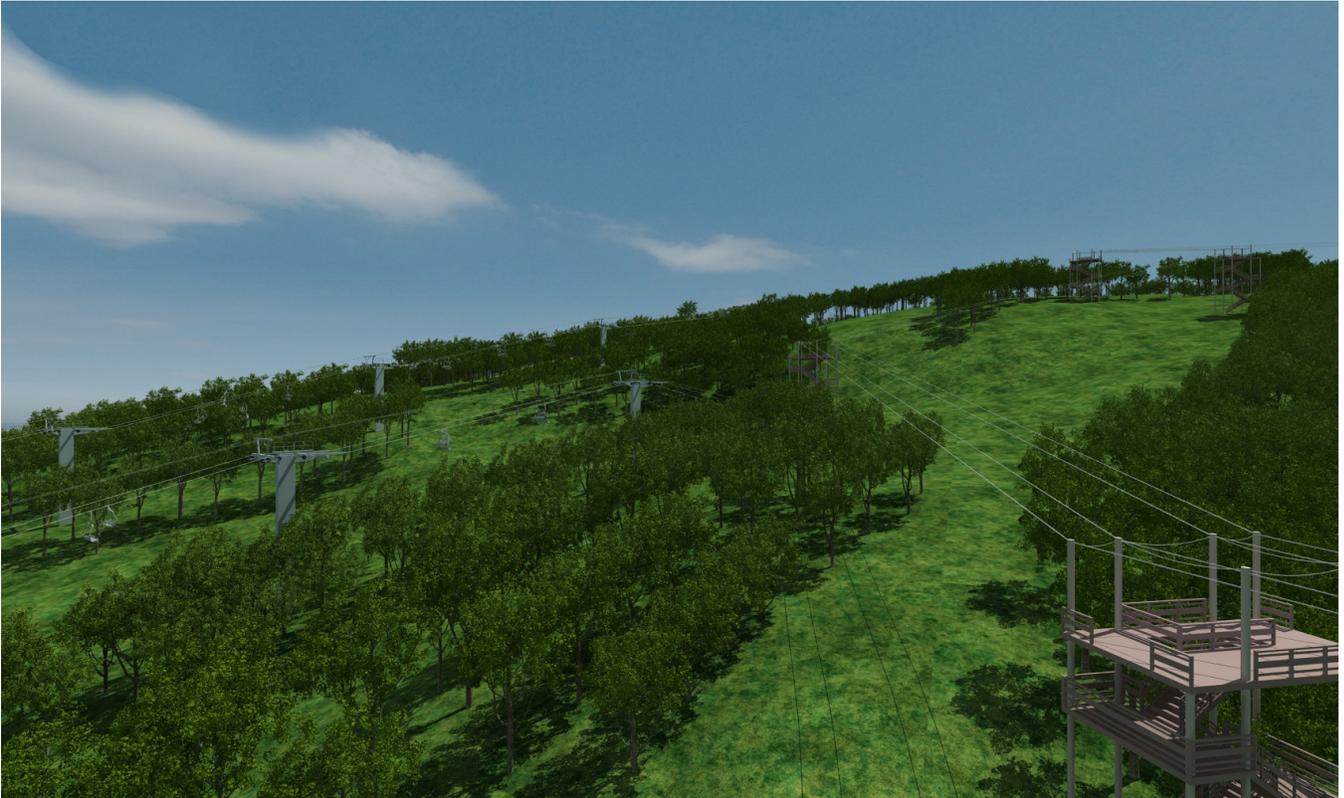


**Exhibit VIII.C.5.b Part 11 Ski Area: Village Summer View 5**

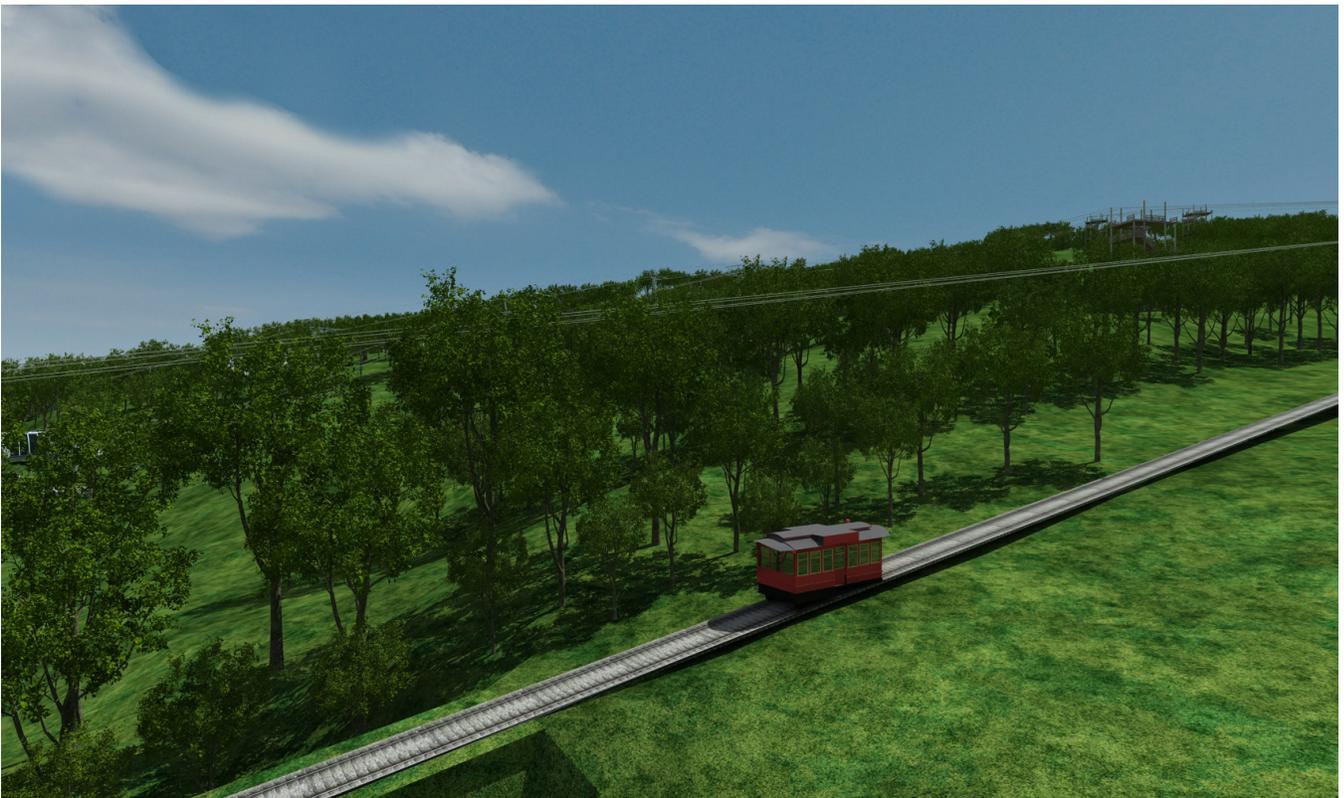


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**Exhibit VIII.C.5.b Part 11 Ski Area: Zip Line View**



**Exhibit VIII.C.5.b Part 11 Ski Area: Funicular View**



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### **Exhibit VIII.C.5.b**

#### **The Renaissance Faire**

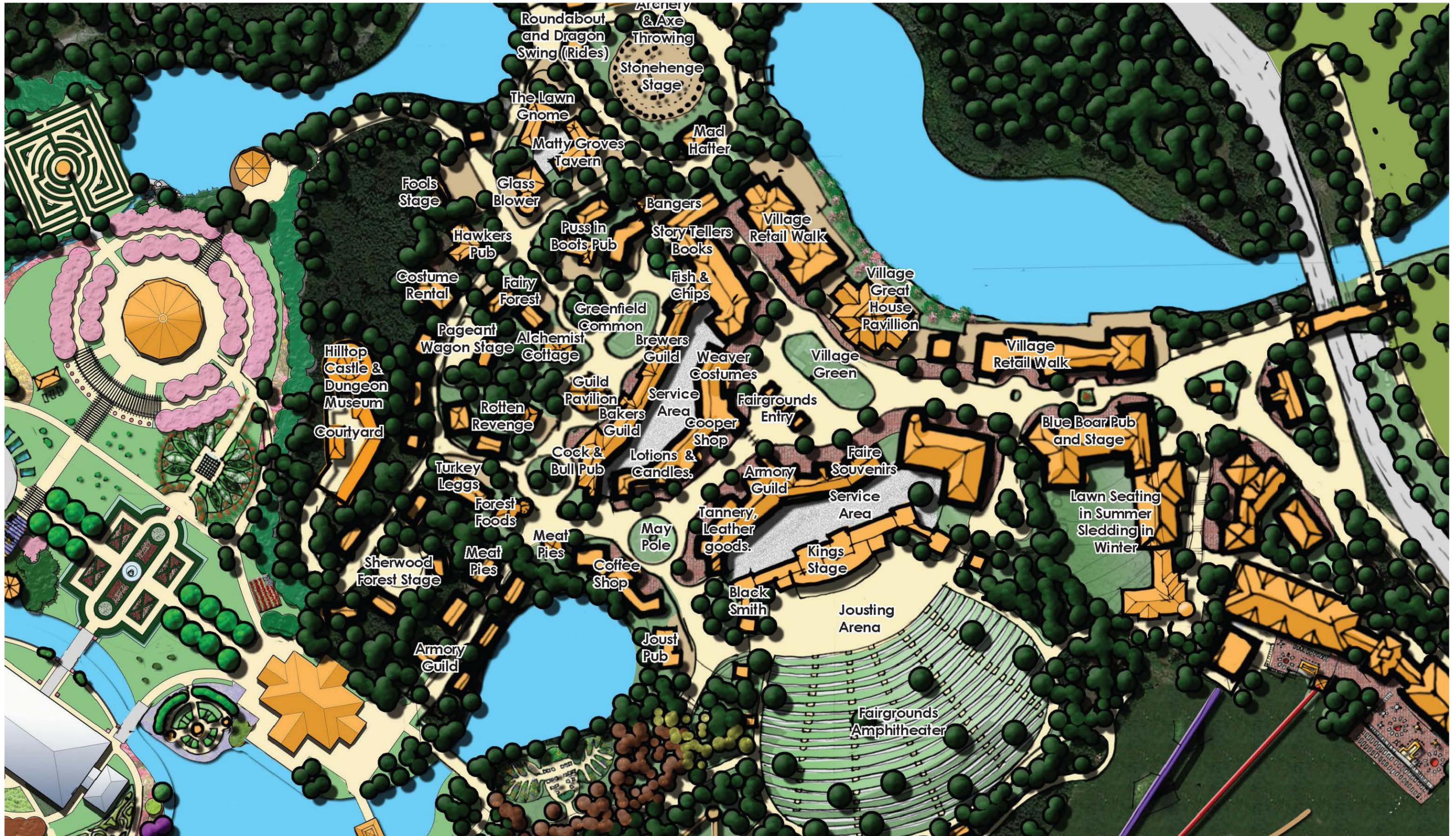
Travel back in time to a 16th century English shire, filled with adventure, music, romance and fun for the whole family! Journey with Robin Hood's Merry Band or have an audience with Her Royal Majesty Queen Elizabeth I. Watch thundering steeds clash in a death-defying joust! Play games of skill. Eat a turkey leg. Shop in the marketplace, featuring over 100 talented artisans.

Historically running from the beginning of August through the middle of September, the existing New York Renaissance Faire is one of the longest-running Renaissance Festivals in the US. Since 1978, it has been a source of entertainment and activity, live shows and fantasy.

Though historic in nature and meant to provide an aged experience, there is both a need and a request for enhancements throughout the fairgrounds to provide a better experience. A refreshing update will include thoughtful additions and renovations to both keep and enhance the magic of the faire's enchanting atmosphere.

- All of the buildings and exhibits will be rebuilt
- New toilets
- New restaurants on the lakefront
- New 10,000 seat jousting arena cut into the hillside
- New retail walk
- More food and beverage areas









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**Exhibit VIII.C.5.b Part 11 Renaissance Village View 3**



**Exhibit VIII.C.5.b Part 11 Renaissance Village View 4**



**DESIGNS AND LAYOUT**

**Exhibit VIII.C.5.b Part 11 Renaissance Village View 5**



**Exhibit VIII.C.5.b Part 11 Renaissance Village View 6**



**DESIGNS AND LAYOUT**

**Exhibit VIII.C.5.b Part 11 Renaissance Village: Fairgrounds Ampitheater - Jousting Stadium**



**Exhibit VIII.C.5.b Part 11 Renaissance Village: Lakeside Restaurants**



## DESIGNS AND LAYOUT

### **Exhibit VIII.C.5.c**

#### **Resort Architecture**

Synonymous with the upper-class living of the first three decades of the 20th century, The Grand Hotel takes root in the area's significant spectrum of European-style architecture and embellishes it with flourishes so grand, Gatsby would have approved. The region's stately homes are an important historical reference for the architecture of the resort. The natural setting of the forest provides intoxicating beauty that warms guests year after year.

#### ***Exterior***

- Stone facades match granite found on the site and grey slate roofs match the design characteristics of many of the homes in the area.
- Large dormer windows on the hotel's top floor look out onto formal french gardens.
- Vines covering the foot of the property's facade allow the building to sit gently within its natural landscape.

