

## **PARKING AND TRANSPORTATION INFRASTRUCTURE**

### **Exhibit VIII. C.14.a**

#### **Parking Executive Summary**

The parking demand for the Sterling Forest Resort is projected to peak at 3:00 p.m. during the summer months when the New York Renaissance Faire is operating. At this time, the New York Renaissance Faire is experiencing its peak parking demand, while the demand for casino parking is approximately 85 percent of its peak. The projected peak parking demand for the Sterling Forest Resort is for 6,300 customer/visitor spaces, plus 1,260 employee parking spaces, resulting in a total demand of 7,560 spaces. Based on the proposed development program, the estimated potential parking supply for the entire resort is approximately 8,900 parking spaces. Therefore, the peak demand can be fully accommodated by on-site parking.

The design of the parking structure is created with the customer's best interest in mind. Eighty percent of casino traffic arrives by bus in Macau; similarly, many Manhattanites will appreciate a beautiful bus entry. For those with vehicles, fast valet service and the ease of a great self-parking garage give customers a reason to visit repeatedly.

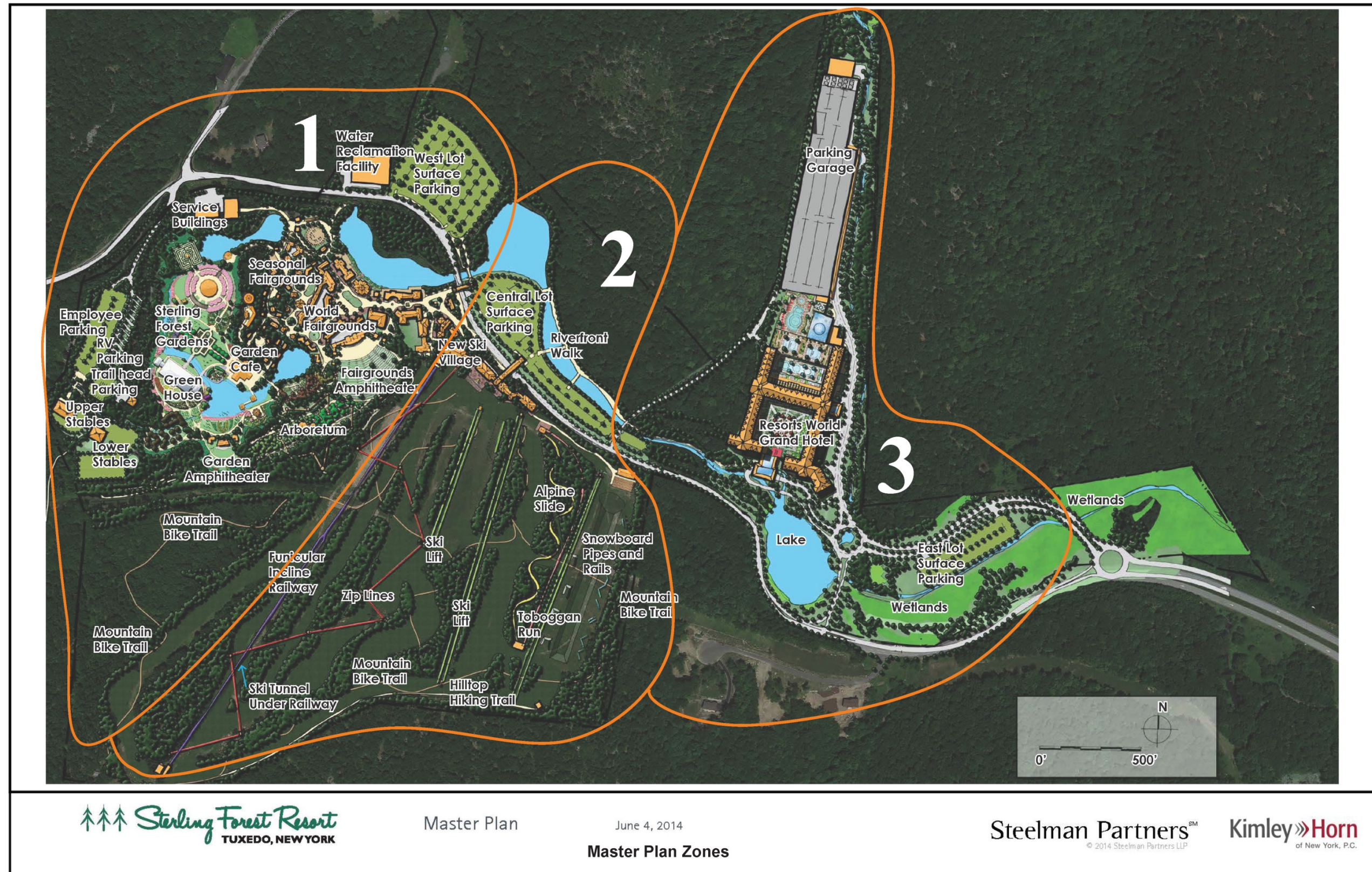
Located on the property at the Grand Hotel are two valet drop-off and pick-up areas; one designated for hotel guests and one for casino guests. Both valet parking areas combine one level below grade to provide a total of 239 spaces. The employee parking is located north of the Grand Hotel on the basement level of the parking structure directly adjacent to the Grand Hotel basement for easy employee access and hosts 548 spaces. Hotel guest parking also is located north of the Grand Hotel in an attached 10-level, above-ground parking structure, totaling 6,856 spaces. The bus depot and parking lot hosts 20 bus spaces and is located on the ground level of the north parking garage directly adjacent to the casino.

#### **Existing Conditions**

Currently, there are zero-marked parking spaces and approximately 1,970 grass surface spaces. The proposed design will include approximately 8,900 parking spaces among two surface parking lots and one parking garage, for a net increase of 6,930 spaces.

For the purposes of estimating parking demand, the master plan was divided into three zones as shown in Figure VIII.C.14.a-1 on the next page. A description of each zone follows.

Figure VIII. C.14.a-1: Master Plan Zones



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Zone 1: This zone is the site of the existing New York Renaissance Faire and the site of the proposed Sterling Forest Gardens. Based on the proposed development—reflected in Figure VIII. C.14.a-1 and referenced in **Exhibit VIII. C.5.a.1**—the zone 1 land uses and their estimated sizes are:

- Sterling Forest Gardens (24.1 acres)
- World Fairgrounds (18.5 acres)
- Stables (5.3 acres)
- World Fairgrounds parking lot (5.0 acres)
- Employee parking lot (1.05 acres)
- RV parking lot (0.51 acres)
- Trailhead parking lot (1.0 acres)

Major proposed new developments in this zone include the Sterling Forest Gardens arboretum and two amphitheaters. Surface parking is provided in the west lot. Trailhead parking is dedicated for trail users only and is not included in later computations.

Zone 2: This zone is the site of the existing Tuxedo Ridge Ski Center at Sterling Forest. The land uses in this zone are ski slopes (90.2 acres) and the ski village (5.4 acres). Parking for this zone is provided in the ski village parking lot (3.9 acres) or central lot surface parking. Proposed new developments in this zone include a new Ski Village (11,000 square feet) and enhancements to the ski slopes including an incline railway, zips lines, mountain biking trails, and hiking trails that will allow year-round use.

Zone 3: This zone is the site of the proposed Resorts World Grand Hotel. Currently, the unused airstrip (which is used for parking for the New York Renaissance Faire) is the only existing development in this zone. Parking for this zone is proposed to be provided by the Resorts World Grand Hotel parking structure (2,834,305 square feet), and the east surface lot (56,062 square feet).

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The estimated, proposed parking supply and minimum number of American with Disabilities Act (ADA) accessible parking spaces for each lot and for each zone is shown in Table VIII. C.14.a-1.

**Table VIII. C.14.a.-1. Parking Summary by Zone**

Sterling Forest Resort				
Parking Summary – by Zone				
Location	Footprint	Surface/ Garage	Estimated No. of Spaces	No. of ADA- Accessible Spaces
<b>Zone 1</b>				
West Lot Surface Parking (Fairgrounds Lot)	218,224 SF	Surface	600	12
Employee Parking	46,700 SF	Surface	133	5
RV Parking	22,000 SF	Surface	20	1
<i>Subtotal Zone 1 Parking Supply</i>			753	18
<b>Zone 2</b>				
Central Lot Surface Parking (Ski Village Parking)	168,592 SF	Surface	300	7
<i>Subtotal Zone 2 Parking Supply</i>			300	7
<b>Zone 3</b>				
East Lot Surface Parking	56,062 SF	Surface	160	6
Valet Parking	88,790 SF	Casino Basement	232	0
Hotel Garage	9 levels+ ground level+ basement level	Garage	7,310	94
Bus	First level of garage	Garage	20	0
<i>Subtotal Zone 3 Parking Supply</i>			7,722	100
<b>Total Parking Provided</b>			<b>8,775</b>	<b>125</b>

Note: Assumes an average of 350 SF per parking space for vehicular parking and 420 SF per space for RV parking. These square footages include drive aisles and landscaping.

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### Projection of Parking Demand

Zone 1: The Sterling Forest Resort master plan proposes a number of enhancements to the existing New York Renaissance Faire site; however, it is projected these enhancements will not increase the number of visitors to the site. The operating season of the New York Renaissance Faire is projected to increase from 8 weeks (August through September) to year-round operation. With year-round operation, daily weekend attendance is projected to decrease from the existing 10,000 daily visitors to 8,000 daily visitors during the lengthened summer season.

Assuming a vehicle occupancy rate of 3 persons per vehicle, the projected parking demand for zone 1 (New York Renaissance Faire and Sterling Forest Gardens) is 2,700 parking spaces. With operating hours from 10 a.m. to 7 p.m. on Saturdays and Sundays from May through September, the peak demand is projected to occur at approximately 3 p.m. on weekends. Assuming future operating hours are the same as current hours of operation (10 a.m. to 7 p.m.), it is projected the parking demand would drop after 3 p.m. and approach zero at approximately 8 p.m.

Zone 2: The Sterling Forest Resort master plan proposes enhancements to the existing Tuxedo Ridge Ski Center, but no increase in the size of ski operations. According to the Institute of Transportation Engineers' *Parking Generation Manual*, the estimated parking demand for a ski resort is 1.31 vehicles per acre. With a proposed ski area of 90.2 acres, the estimated parking demand is 210 spaces. This peak will likely be experienced on winter holiday weekends such as Martin Luther King Day or Presidents' Day weekend at approximately 2 p.m. The existing Tuxedo Ridge Ski Center currently operates from 9:00 a.m. to 9:00 p.m. on Saturdays and holidays. Parking demand can vary based on weather and slope conditions. However, it is estimated that during peak conditions, parking demand is fairly constant from 12:00 p.m. to 3 p.m. After 3 p.m. parking demand is projected to drop hourly until closing. The estimated parking demand at 8 p.m. is 25 percent.

Zone 3: The Resorts World Grand Hotel includes a variety of uses (gaming, restaurants, meeting space, retail, bars, and hotel rooms). The primary independent variable used in this analysis for estimating parking demand is the number of gaming positions.

Published data for use in projecting casino parking demand is limited and not relevant to the proposed Resorts World Grand Hotel. Based on Kimley-Horn's work at other casinos, this analysis was performed using a rate of 1.0 parking spaces per gaming position for customers and 0.2 parking spaces per position for employees. The estimated number of gaming positions at the Resorts Word Grand Hotel is 6,300. The estimated parking demand for the hotel is shown in Table VIII. C.14.a-2.

**Table VIII. C.14.a-2. Projection of Parking Demand**

Resorts World Grand Hotel			
Projection of Parking Demand			
Use	Size	Customer Parking Demand Spaces	Employee Parking Demand Spaces
Gaming Positions	6,300	6,300	1,260
Restaurants	58,457 SF	Included in Casino	
Rooms	1,021 Rooms	Included in Casino	
Meeting Rooms	20,880 SF	Included in Casino	
Retail	364 SF	Included in Casino	
Bars	35,354 SF	Included in Casino	
<b>Total Estimated Peak Hour Demand</b>		<b>6,300</b>	<b>1,260</b>

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### Adjustments to Parking Demand

It is estimated that 80 percent of the trips to the Resorts World Grand Hotel 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 this mode split, the parking demand for the Resorts World Grand Hotel's customers was reduced 20 percent. The revised peak-parking demand for zone 3 is estimated as shown in Table VIII. C.14.a-3.

**Table VIII. C.14.a-3. Adjustments to Projected Parking Demand**

Resorts World Grand Hotel			
Adjustments to Projected Parking Demand			
Projected Demand	Customer Parking Demand Spaces	Employee Parking Demand Spaces	Comments
Original Projection	6,300	1,260	
Adjustment for mode split (20%)	1,260		No adjustment for mode split was made to employee parking demand
Revised Peak Hour Demand (Spaces)	5,040	1,260	

Bus Parking: As noted above, it is assumed that 10 percent of the trips to the Resorts World Grand Hotel would be made by charter bus. This represents a reduction in parking demand of 630 spaces. Assuming a vehicle occupancy rate of 1.75 persons per vehicle, this represents 1,102 visitors. With an assumed 40 patrons per bus, it is projected that 28 bus-parking spaces will be needed to accommodate the peak-hour bus parking demand. It should be noted that the arrival and departure of the 28 buses are expected to be spread over the entire peak hour; thus, not all 28 buses will be parked on-site at the same time.

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### Estimates of Hourly Parking Demand and Supply

The New York Renaissance Faire, Ski Village, and the Resorts World Grand Hotel have very different operating hours and operate during different times of the year. Estimates of hourly parking demand were made for each of the zones and for the entire resort. The estimated parking demands, by the hour, for all the zones are shown in the Table VIII. C.14.a-4.

**Table VIII. C.14.a-4. Projection of Hourly Parking by Use**

	Door Counts July 20, 2013	Distribution of Door Counts % of Peak	Hourly Parking Demand Customers (Hotel/Casino)	Hourly Parking Demand Employees (Hotel. Casino)	Estimated Hourly Parking Demand (Ren. Faire)	Ren. Faire Parking Demand (May - September)	Estimated Hourly Parking Demand (Tuxedo Ridge)	Tuxedo Ridge Ski Center Parking Demand (December - March)
Total Projected Demand			5,040	1,260		2700		210
Hour of Day								
9:00 a.m.	279	7%	353	88	10%	270	80%	168
10:00 a.m.	728	18%	922	231	75%	2,025	90%	189
11:00 a.m.	1,378	35%	1746	436	90%	2,430	90%	189
12:00 p.m.	1,809	45%	2,292	573	100%	2,700	100%	210
1:00 p.m.	2,761	69%	3,498	875	100%	2,700	100%	210
2:00 p.m.	2,969	75%	3,762	940	100%	2,700	100%	210
3:00 p.m.	3,436	86%	4,353	1,088	100%	2,700	100%	210
4:00 p.m.	3,607	91%	4,570	1,142	90%	2,430	90%	189
5:00 p.m.	3,386	85%	4,290	1,072	75%	2,025	75%	158
6:00 p.m.	2,966	75%	3,758	939	50%	1,350	50%	105
7:00 p.m.	3,321	83%	4,208	1,052	25%	675	50%	105
8:00 p.m.	3,233	81%	4,096	1,024	10%	270	50%	105
9:00 p.m.	3,868	97%	4,901	1,225	0%	-	25%	53
10:00 p.m.	3,978	100%	5,040	1,260	0%	-	10%	21
11:00 p.m.	3,408	86%	4,318	1,079	0%	-	0%	0
12:00 a.m.	2,792	70%	3,537	884	0%	-	0%	0
1:00 a.m.	2,398	60%	3,038	760	0%	-	0%	0
2:00 a.m.	1,976	50%	2,504	626	0%	-	0%	0
3:00 a.m.	857	22%	1,085	271	0%	-	0%	0
4:00 a.m.	312	8%	395	99	0%	-	0%	0

Zone 1: It is assumed that the New York Renaissance Faire will operate Saturday and Sunday, from 10 a.m. to 7 p.m. The peak demand for parking in zone 1 is projected to occur from 12 p.m. to 3p.m. on

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Saturdays during the summer. The peak parking demand is projected to be for 2,700 parking spaces. The estimated supply for this zone is 753 parking spaces, resulting in a peak-hour deficit of 1,947 spaces. This is an existing deficit.

Approximately 300 spaces of that demand can be satisfied by the central lot (Ski Village parking—which is not in operation during the summer months when the New York Renaissance Faire is open), but the remaining demand (1,647 spaces) will be satisfied elsewhere—in either the Resorts World Grand Hotel garage, or east parking lot.

Zone 2: The Ski Village will operate Saturday and Sunday, December through March. On Saturdays, the center will operate from 9 a.m. to 9 p.m. The peak demand for parking in zone 2 is 210 spaces and is projected to occur from 12:00 p.m. to 3 p.m. on Saturdays and most likely on holiday weekends. The estimated parking supply in zone 2 is 300 spaces, resulting in a surplus of 90 spaces in this zone. These spaces could be available to patrons of the Resorts World Grand Hotel from December through March.

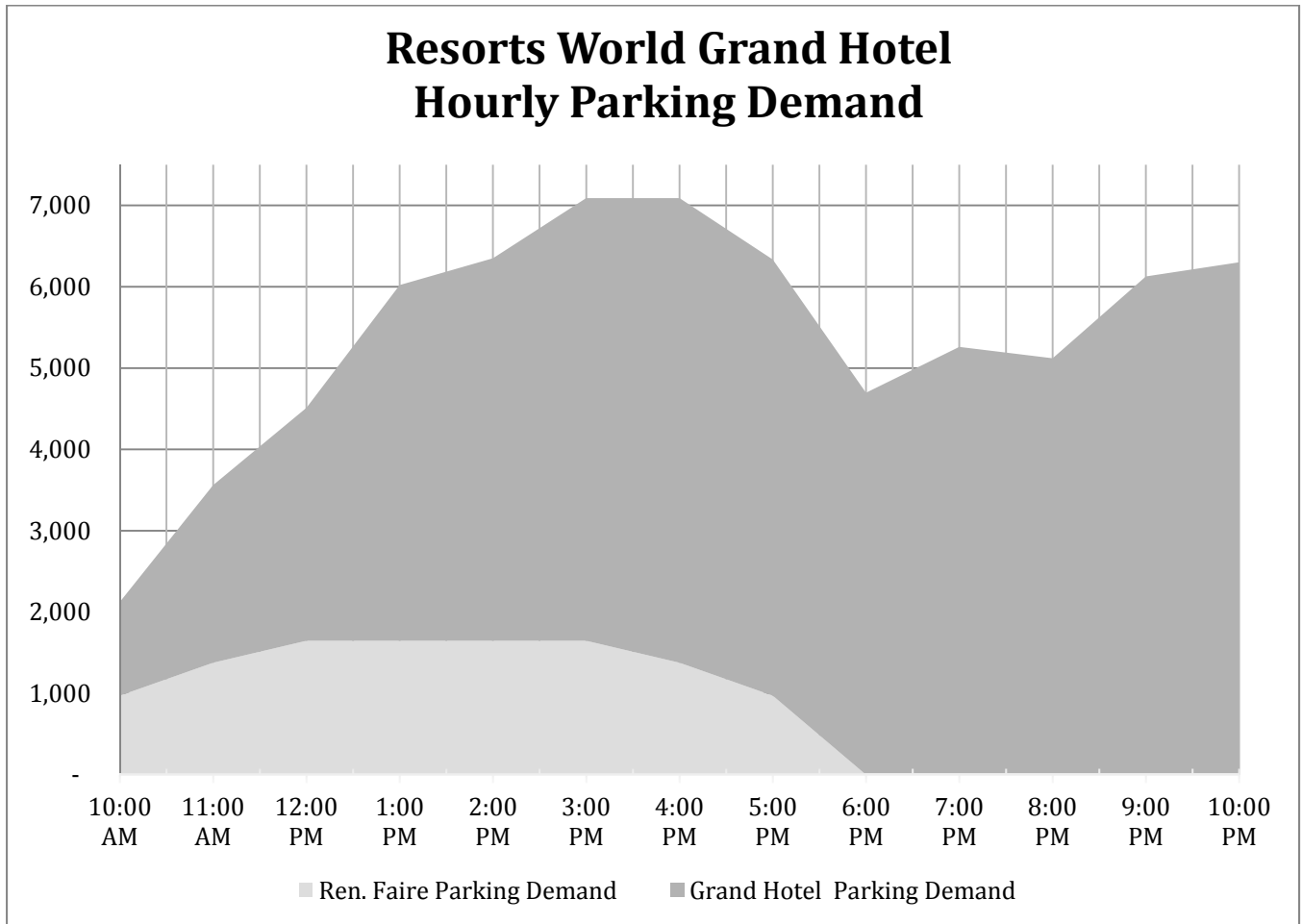
Zone 3: It is assumed the Resorts World Grand Hotel will operate from 9:00 a.m. to 4:00 a.m. Door counts from the Resorts World New York Casino were provided and used to identify the peak hour. According to this data, the peak hour of the casino is projected to occur at 10:00 p.m. on Saturday evenings. The estimated peak-hour customer parking demand is projected to be approximately 5,040 spaces with an additional demand of 1,260 spaces for employees—for a total demand of approximately 6,300 spaces. The parking supply proposed in zone 3 is 7,822 spaces, which will be adequate to meet the peak hour (10 p.m.) parking demand. It is assumed the hourly demand for employee parking follows a similar distribution to the demand for customer parking.

Resorts World Grand Hotel Parking Garage: The projected hourly parking demand for the New York Renaissance Faire and its impact on the Resorts World Grand Hotel parking garage was reviewed. The demand for parking at the New York Renaissance Faire is expected to exceed the capacity of the parking areas in zones 1 and 2 by 10 a.m. At that time, it is assumed the overflow parking demand for the New York Renaissance Faire will be satisfied by the Resorts World Grand Hotel parking garage. This demand is estimated at approximately 1,647 spaces and occurs from 12:00 p.m. to 3 p.m. The parking demand at the garage for both the Resorts World Grand Hotel and the New York Renaissance Faire is shown in Figure VIII. C.14.a-2.



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**Figure VIII. C.14.a-2. Resorts World Grand Hotel Parking Garage Hourly Parking Demand**



As the graph shows, the Resorts World Grand Hotel garage (with a capacity of approximately 7,640 spaces, including the valet spaces in the basement of the Grand Hotel) will have adequate parking capacity at 3 p.m. to accommodate demand at the Resorts World Grand Hotel and the New York Renaissance Faire. Parking demand for the New York Renaissance Faire is expected to begin dropping after 3 p.m. while demand associated with the Resorts World Grand Hotel increases until 4 p.m., when it takes a brief drop, but then continues to grow until 10 p.m.

Full-Site: The parking demand for the entire resort is projected to peak at 3:00 p.m. during the summer months when the New York Renaissance Faire is operating. At this time, the New York Renaissance Faire experiences peak-parking demand, while the demand for the Resorts World Grand Hotel is at 85 percent of its peak. The projected parking demand at the peak is for approximately 7,053 customer/visitor spaces, plus 1,088 employee-parking spaces, resulting in a total demand of 8,141 spaces. Based on the proposed development—reflected in Figure VIII. C.14.a-2 and identified in **Exhibit VIII. C.5.a.1**—the estimated parking supply for the entire Sterling Forest Resort is approximately 8,900 parking spaces.