

SITE A REDEVELOPMENT OPTIONS

SITE A REDEVELOPMENT OPTIONS

SITE A OVERVIEW

In general, Site A options include, either alone or in combination: a racino, a small hotel, a large hotel and parking. As represented in **Figure 6** (page 22), the racino and hotel uses are highly responsive to the Criteria for Evaluation. Both a racino and hotel bring income into the community, are economically viable, and reinforce the interests of the majority of the stakeholders. Each option is characterized by a pedestrian friendly environment and sustainable urban design principles, offering walkable entertainment centers. A racino may entail the need for increased security, which would be addressed during Site A implementation.

In all of the redevelopment options, Site A is transformed from a vacant parking lot into a 24-hour vibrant destination center. The synergies between this new center and the existing racetrack can act as a catalyst for revitalization for Belmont Park, as well as the surrounding neighborhoods.

SITE A LAND USE OPTIONS

Development options for Site A are described in detail in the following sections and are listed below:

- Option 1: Racino (Stand Alone)
- Option 2.1: Small Hotel (Stand Alone) with VLTs in Grandstand
- Option 2.2: Large Hotel (Stand Alone) with VLTs in Grandstand
- Option 3.1: Small Hotel with Racino
- Option 3.2: Large Hotel with Racino



Site A: Existing Conditions

SITE A CIRCULATION

The proposed circulation for Site A first and foremost maintains access on the north and east edges of the site. In addition, new circulation elements for the site are introduced, such as a new traffic signal at the intersection of Hempstead Turnpike and the entry to Site A. A new road is proposed within the boundaries of Site A that loops around the perimeter of the site, allowing for efficient access around the site without entering the formal Belmont Park roadway network. Service loading and entry to parking occurs along the west edge of the site. Lastly, a green space is proposed to buffer the site from Hempstead Turnpike, creating a gateway into Elmont and Nassau County from the west.

The proposed circulation plan and the gateway green for Site A remain in place in for each of the redevelopment options since these elements provide a sound planning framework for all the options. In each option, new development can easily access the Cross Island Parkway and the Hempstead Turnpike from the southern end of the site.

FIGURE 8: SITE A CIRCULATION

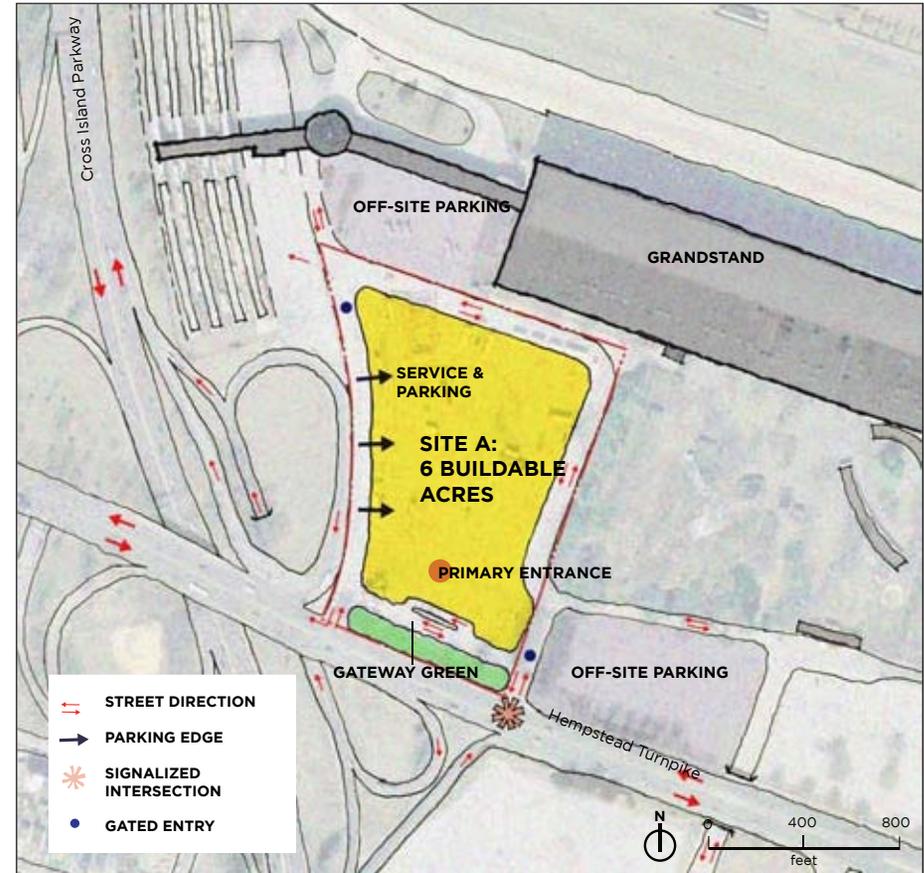
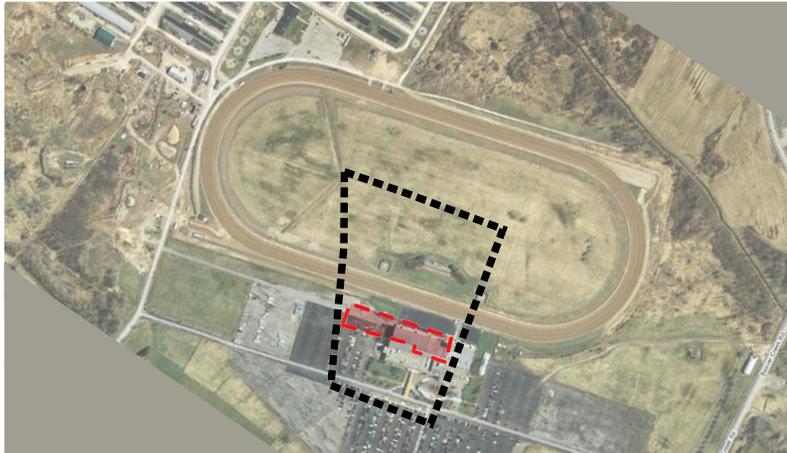


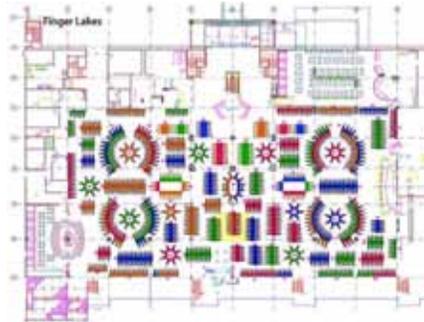
FIGURE 9: STAND ALONE RACINO PRECEDENT
Finger Lakes Gaming and Racetrack: Farmington, NY



Aerial of Finger Lakes with Site A Overlay



Birds-eye View of Finger Lakes Site



Floor Plan of Finger Lakes Gaming Room

SITE A: OPTION 1: RACINO (STAND ALONE)

Option 1 for Site A proposes a stand-alone racino with Video Lottery Terminals (VLTs). The racino brings revenues into Elmont and the surrounding community and is seen as complementary to the horse racing uses taking place in the adjacent racetrack. The proposed racino occupies 240,000 square feet on the northern portion of the site, in close proximity to the Grandstand. The racino would include amenities such as a cafe/restaurant and a bar and lounge area. New parking is proposed on the southern portion of the site. This option assumes that racino parking demands can utilize off-site existing parking lots within Belmont Park, so that the racino and racetrack can coexist compatibly. (See **Figures 10 and 11**)

FIGURE 10: OPTION 1: SITE PLAN



A precedent for a stand-alone racino adjacent to a racetrack is Finger Lakes Gaming and Raceway in Farmington, New York. Finger Lakes Gaming occupies a 60,000 square foot building pad with a 27,000 square foot gaming floor, and includes a food court and sports bar. The facility contains 990 VLTs, allowing approximately 29 square feet per VLT. In looking at the Finger Lakes Gaming facility as well as other VLT facilities in New York, the average square footage per VLT was determined to be 28 square feet. This average was utilized in all redevelopment options with VLT facilities in this Redevelopment Study. (See **Figure 9**)

FIGURE 11: OPTION 1: PERSPECTIVE

FLOOR AREA SUMMARY

Racino
240,000 SF
(2 floors @ 120,000 SF per floor)
28 SF per VLT
4,500 VLTs

Surface Parking
68,000 SF
195 spaces
(assumes shared parking)

Existing Surface Parking
188,000 SF
536 spaces



FIGURE 12: SMALL HOTEL PRECEDENT
Fairfield Inn: Jamaica, New York



Aerial of Fairfield Inn with Site A Overlay



Exterior of Fairfield Inn Site

SITE A: OPTION 2.1: SMALL HOTEL (STAND ALONE) WITH VLTS IN GRANDSTAND

Option 2.1 for Site A proposes a stand alone small hotel with the option to place VLTs in the ground level of the Grandstand. The small hotel provides accommodations and limited meeting/banquet space for people visiting the racetrack as well as for the surrounding community. The hotel occupies 130,000 square feet on four to six floors, with a ground level lobby and function space. Surface parking to support the hotel uses is located on the northern portion of the site. With VLTs in the ground level of the Grandstand, climatization of the VLT area is required. Parking demands for VLTs in the Grandstand can use existing parking lots within Belmont Park. (See **Figures 13,14 and 15**)

A precedent for a small stand alone hotel is Fairfield Inn in Jamaica, New York. This hotel includes 110 rooms on five floors with a small meeting room. (See **Figure 12**)

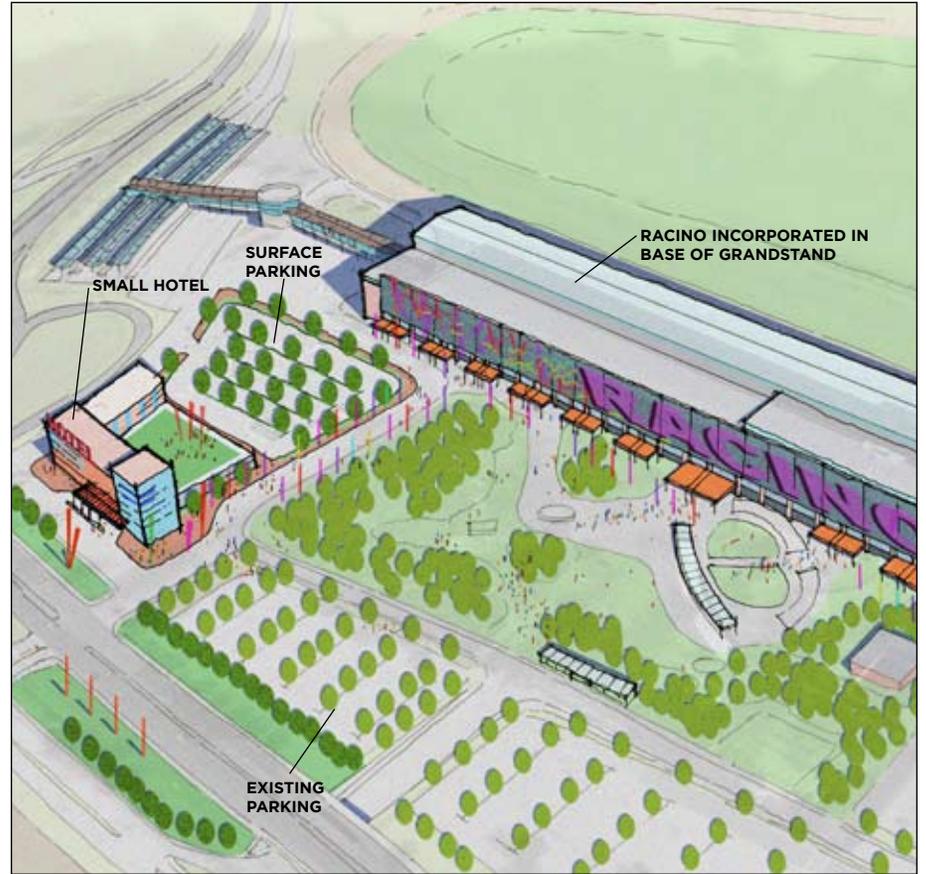
FIGURE 13: OPTION 2.1: SITE PLAN



FIGURE 14: OPTION 2.1: PERSPECTIVE



FIGURE 15: OPTION 2.1 WITH VLTS IN GRANDSTAND: PERSPECTIVE



FLOOR AREA SUMMARY

Hotel
 130,000 SF
 100-150 rooms
 (4 to 6 floors)

Surface Parking
 123,000 SF
 330 spaces

VLTs on Grandstand Ground Level (Optional)(See Figure 15)
 240,000 SF
 28 SF per VLT
 4,500 VLTs

Existing Surface Parking
 188,000 SF
 536 spaces

FIGURE 16: LARGE HOTEL PRECEDENT
 New York LaGuardia Airport Marriott: East Elmhurst, New York



Aerial of Marriott with Site A Overlay

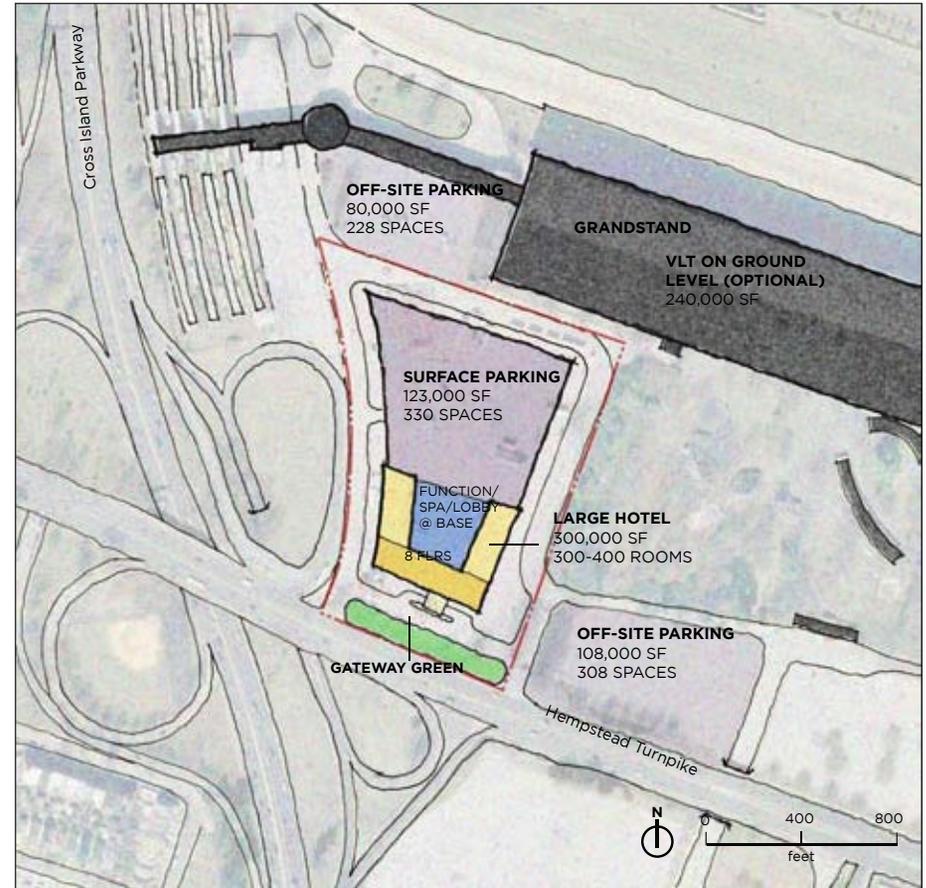


Interior and Exterior of Marriott Hotel

SITE A: OPTION 2.2: LARGE HOTEL (STAND ALONE) WITH VLTS IN GRANDSTAND

Option 2.2 proposes a stand-alone large hotel on Site A with the option to place VLTs in the ground level of the Grandstand. The large hotel provides accommodations and meeting/banquet space for people visiting the racetrack as well as for the surrounding community. If LIRR service is expanded at Belmont Station, a large hotel could also be used by people flying into and out of John F. Kennedy Airport and LaGuardia Airport, as the site would maintain easy public transit access to these airports. The hotel occupies 300,000 square feet on eight floors, with a ground level lobby and function space. Surface parking to support the hotel uses is located on the northern portion of the site. With VLTs in the ground level of the Grandstand, climatization of the VLT area is required. Parking demands for VLTs in the Grandstand can use existing parking lots within Belmont Park. (See **Figures 17, 18 and 19**)

FIGURE 17: OPTION 2.2 SITE PLAN



A precedent for a large stand alone hotel is the New York LaGuardia Airport Marriott in East Elmhurst, New York. This hotel includes 430 guest rooms, 23 meeting rooms, a grand ball-room, an on-site lounge, a restaurant and a coffee shop. (See **Figure 16**)

FIGURE 18: OPTION 2.2: PERSPECTIVE



FIGURE 19: OPTION 2.2 WITH VLTS IN GRANDSTAND: PERSPECTIVE



FLOOR AREA SUMMARY

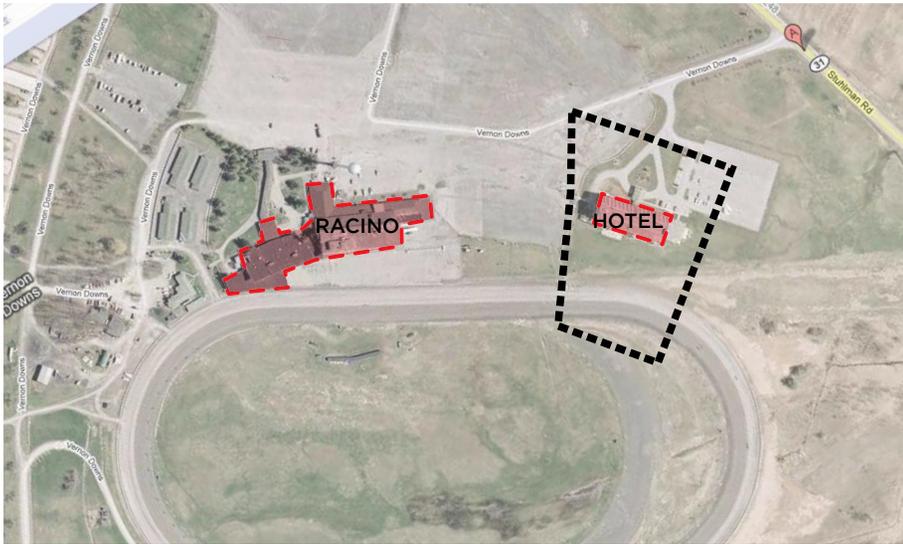
Hotel
 300,000 SF
 300-400 rooms
 (8 floors)

Surface Parking
 123,000 SF
 330 spaces

VLTs on Grandstand Ground Level (Optional)(See Figure 15)
 240,000 SF
 28 SF per VLT
 4,500 VLTs

Existing Surface Parking
 188,000 SF
 536 spaces

FIGURE 20: SMALL HOTEL WITH RACINO PRECEDENT
 Vernon Downs Racino and Hotel: Vernon, New York



Aerial of Vernon Downs Racino and Hotel with Site A Overlay



Vernon Downs Hotel Exterior



Vernon Downs Restaurant and Bar

SITE A: OPTION 3.1: SMALL HOTEL WITH RACINO

Option 3.1 proposes a small hotel with a racino facility for Site A. Similar to Option 2.1, the hotel occupies 130,000 square feet on four to six floors, with a ground level lobby and function space. However, in this option the small hotel is directly connected to a new racino on the northern portion of the site. This option requires two levels of structured parking located below the racino. Hotel patrons can enter the hotel from a front door drop off area or from the structured parking. Racino customers can either enter directly into the racino through a central drop off area or from the structured parking, or could access the facility through an escalator/passageway from the small hotel. Customers could also enter the racino via an elevated bridge from the Grandstand. As the hotel patrons and racino customers may be two different user groups, hotel patrons who do not want to use the VLTs could use the hotel and ameni-

FIGURE 21: OPTION 3.1: SITE PLAN



ties while remaining completely separated from the racino. Possible hotel amenities include a restaurant, bar, banquet and meeting rooms, and spa facilities. (See **Figures 21 and 22**)

A precedent for a small hotel with a racino facility is Vernon Downs Racino and Hotel in Vernon, New York. This hotel and racino are adjacent to Vernon Downs Racetrack. At Vernon Downs, the hotel and racino are in close proximity to each other but are located in two separate structures. The hotel includes 173 guest rooms, some meeting and banquet facilities, a restaurant and bar, and pool and spa facilities. (See **Figure 20**)

FIGURE 22: OPTION 3.1: PERSPECTIVE

FLOOR AREA SUMMARY

Racino

240,000 SF
(2 floors @ 120,000 SF per floor)
28 SF per VLT
4,500 VLTs

Hotel

130,000 SF
100-150 rooms
(4-6 floors)

Structured Parking

240,000 SF
(2 floors @ 120,000 SF per floor)
660 spaces

Existing Surface Parking

188,000 SF
536 spaces

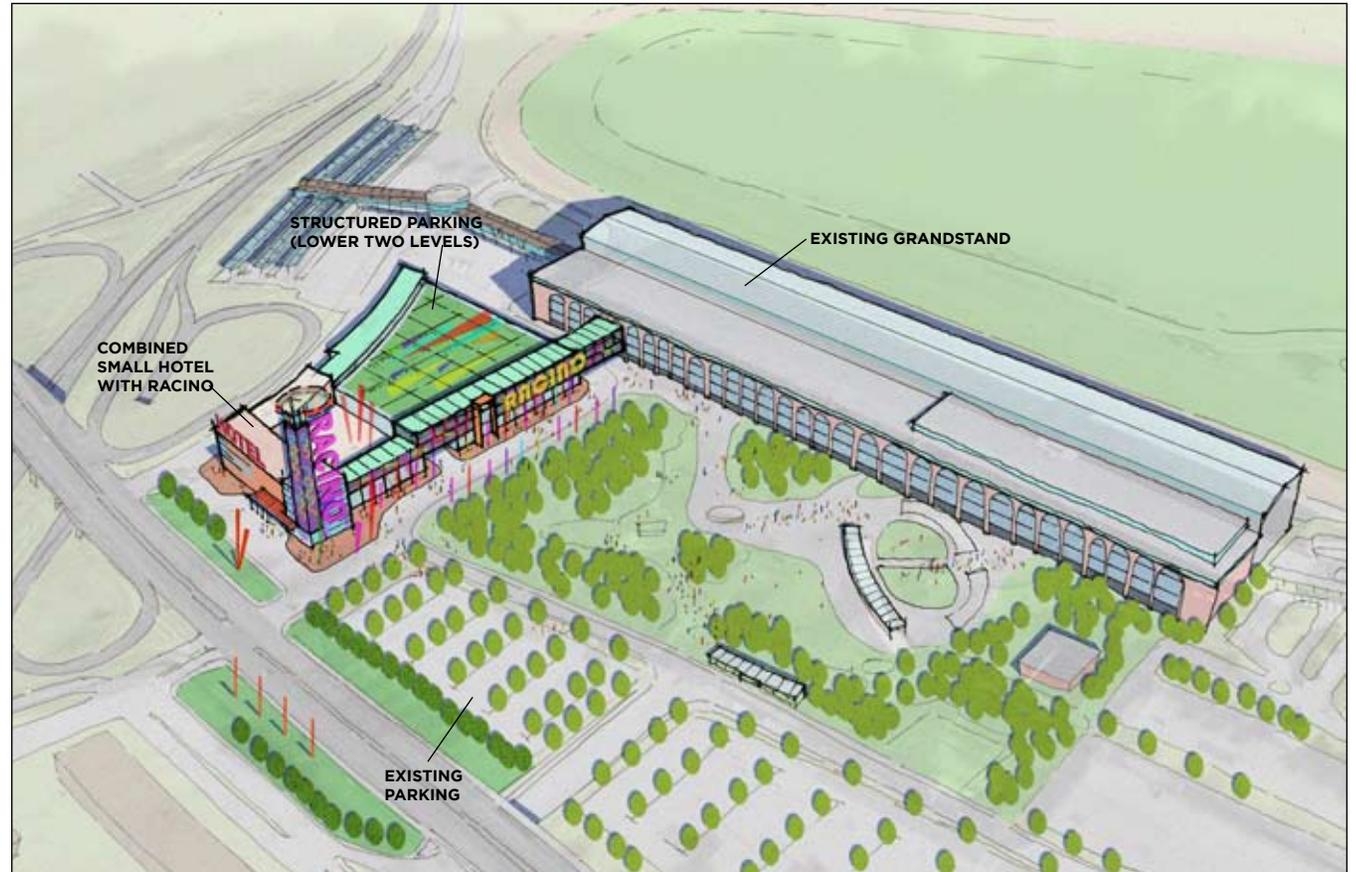
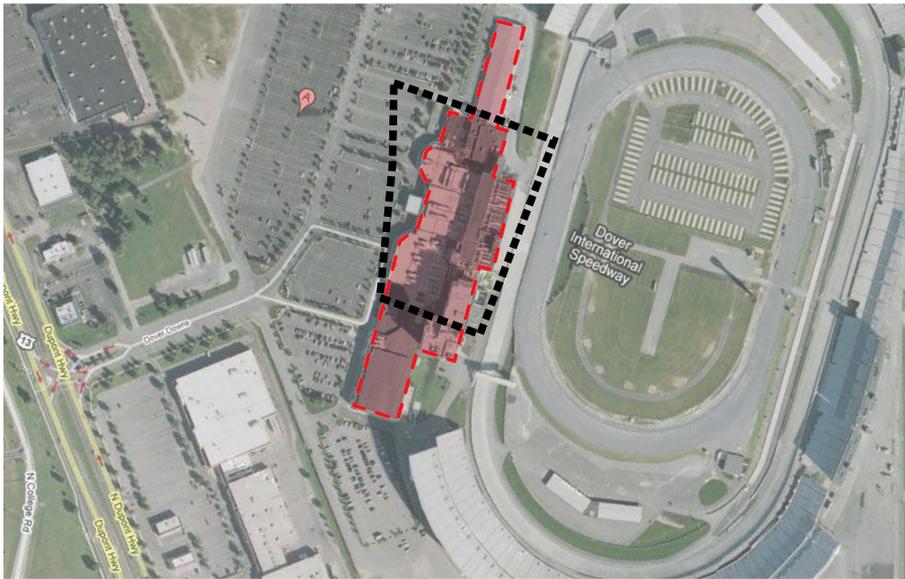


FIGURE 23: LARGE HOTEL WITH RACINO PRECEDENT

Dover Downs Hotel and Casino: Dover, Delaware



Aerial of Dover Downs Hotel and Casino with Site A Overlay



Birds-eye view of Dover Downs



Exterior of Dover Downs Hotel

FIGURE 24: OPTION 3.2: SITE PLAN



SITE A: OPTION 3.2: LARGE HOTEL WITH RACINO

Option 3.2 proposes a large hotel with a racino facility for Site A. The hotel occupies 300,000 square feet on eight floors, with a ground level lobby and function space. The large hotel is directly connected to a new racino on the northern portion of the site, with two levels of structured parking located below the racino. Hotel patrons can enter the hotel from a front door drop off area or from the structured parking. Racino customers can either enter directly into the racino through a central drop off area or from the structured parking, or could access the facility through an escalator/passageway from the large hotel. Customers could also enter the racino via an elevated bridge from the Grandstand. As the hotel patrons and racino customers may be two different user groups, hotel patrons who do not want to use the VLTs could use the hotel and amenities while remaining completely separated from the racino. (See **Figures 24 and 25**)

A precedent for a large hotel with a racino is Dover Downs Hotel and Casino in Dover, Delaware. The hotel and casino complex is adjacent to Dover Downs Racetrack and includes multiple bars and restaurants, entertainment venues and spa amenities. (See **Figure 23**)

FIGURE 25: OPTION 3.2: PERSPECTIVE

FLOOR AREA SUMMARY

Racino

240,000 SF
(2 floors @ 120,000 SF per floor)
28 SF per VLT
4,500 VLTs

Hotel

300,000 SF
300-400 rooms
(8 floors)

Structured Parking

240,000 SF
(2 floors @ 120,000 SF per floor)
660 spaces

Existing Surface Parking

188,000 SF
536 spaces



