



## PROJECT SUMMARY

Resorts Casino Hotel – Reconfiguration of Parking Lot 'C'  
Preliminary and Final Major Site Plan  
Block 57 Lot 9, Block 58 Lots 7 through 11, and Block 59 Lot 1  
September 6, 2017

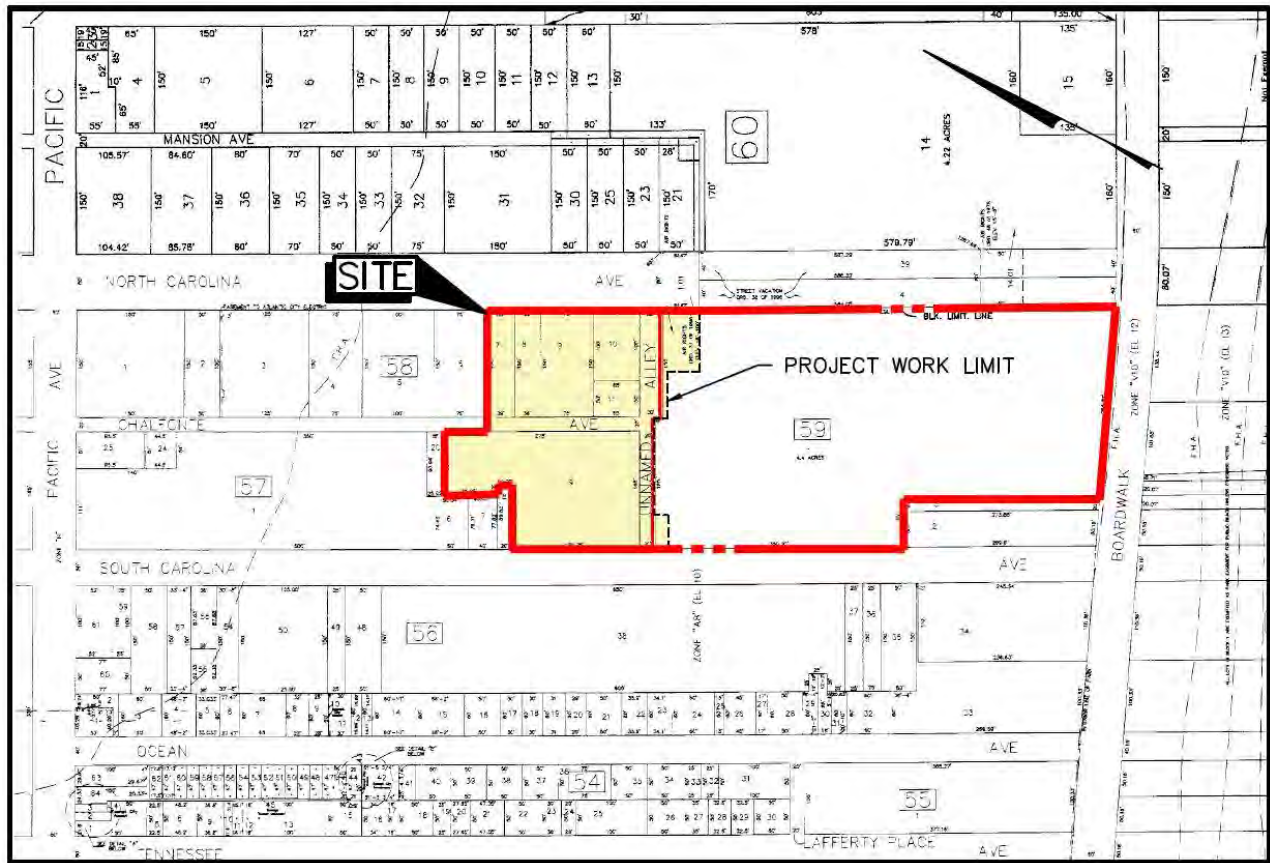
The Applicant and Owner, DGMB Casino, LLC, operates the Resorts Casino Hotel in Atlantic City. The subject preliminary and major site plan application is for the reconfiguration of their existing parking lot 'C' and realignment of the southern end of Chalfonte Avenue alley. The following summary provides general project information and addresses information required by various checklist items.

### Existing Conditions

Blocks 57 and 58 are presently improved with patron / employee parking areas that are bisected by the Chalfonte Avenue existing alley improvements. The existing parking surface is primarily comprised of bituminous paving in varying conditions and a small area of compacted gravel. The lots contain an estimated 174 parking spaces, though not all spaces are delineated with painted stall lines. Existing planted islands and fencing surround the property and the lot is illuminated with existing pole mounted lights. The former 20 foot wide public right of way associated with Chalfonte Avenue and an unnamed alley were vacated in 2013 within the property limits and that area is now private lands owned by the Applicant. The existing alley's cartway is approximately 14 feet wide and extends in a one-way direction from Pacific Avenue heading south to a T-intersection with an unnamed alley which runs west to east between South and North Carolina Avenues. The former alley right of way contains existing public utility infrastructure owned and operated by South Jersey Gas, Atlantic City Electric, Atlantic City Municipal Utilities Authority, Atlantic City Sewerage Company, Comcast, and Verizon. The site is also improved with a vacant three-story building which will be demolished as part of this project.

Block 59 Lot 1 is presently improved with a secured bituminous paved parking facility with controlled entrances and two pay booths. The lot contains approximately 426 parking delineated spaces and is owned and operated as an accessory use to the Resorts Casino Hotel. The existing parking lot extends southward and abuts the Boardwalk right of way. The parking lot has driveway entrances and exits accessing North Carolina Avenue and South Carolina Avenue. It is surrounded by landscaping and fencing with gated entrances for security, control and collection of fees. The lot is illuminated with pole mounted lights. Modifications to this parking lot are limited to the northern most end where it will be

reconfigured to be internally connect with the proposed reconfigured parking lots on Blocks 57 and 58.



**Tax Parcels with Work Limit**

The property is surrounded primarily by commercial parking lots and non-residential uses. Aerial photographs have been provided at the end of this summary displaying the existing surrounding buildings and structures as shown on the current Bing.com images (the number of stories and heights of the surrounding buildings can be estimated with the use of the aerial photographs). To the east, the Resorts Casino Hotel and parking garage are located directly opposite North Carolina Avenue from the subject property. The parking lots are conveniently located and will continue to serve the Resorts Casino Hotel. To the south, the site abuts the boardwalk and there are a few boardwalk businesses to the southwest. To the west (across South Carolina Avenue) there is another commercial parking lot owned and operated by Resorts. To the northwest, there is a vacant lot and an apartment building (*The Oakden*). To the northeast the project is adjacent to an existing commercial parking lot known as "Casino Park and Lock" which is owned by Atlantic Sai Motel, Inc.

The project site is located in flood zone "AE10" as mapped on the Federal Emergency Management Agency (FEMA) Atlantic County, New Jersey "Revised Preliminary" Firm Flood Insurance Rate Map of Atlantic City, Map Panel No. 34001C0456F with a revised preliminary date of January 30, 2015. Flood Zone "AE10" is defined as area subject to 100-year flooding. The base flood elevation in the AE10 zone covering the project site is 10 feet, in the North American Vertical Datum of 1988 (NAVD88). The base flood elevation in the

AE10 zone covering the project site is 11.33 feet in the National Geodetic Vertical Datum (NGVD 1929).

The effective FEMA flood information for the property is flood "Zone A8 (Elev 10)" according to FEMA's Flood Insurance Rate Map Panel 5 of 5, Community Panel Number 345278-0005D with an effective date of August 15, 1983. Elevation 10 is based on National Geodetic Vertical Datum of 1929 (NGVD 1929). Both the preliminary map and the effective maps have been provided with this Site Plan application.

### Zoning

The entire parcel is located within the City's Resort Commercial District (RS-C) and is surrounded on three sides by the RS-C zone and on the southern side by the "Beach" Zone. In accordance with Ordinance §163-58.C *Use Schedule III General Retail Sales and Related Services Part 2*, casino hotels are a permitted use within the RS-C zone and parking lots are permitted accessory uses per Ordinance §163-58.F and §163-68.B to casino hotels. The existing parking lot serves as an accessory use to the Resorts Casino Hotel and will continue to serve the same function as parking for patrons and employees. Variance relief is requested to permit the reconfigured parking lot to be located within the ten foot wide front yard setback from North Carolina Avenue, South Carolina Avenue, and Chalfonte Avenue. The setback relief is a continuation of an existing non-conforming condition. For additional information, compliance with the zoning standards has been provided in the "Zoning Schedule" chart provided on engineering plan sheet C0002. The project will be developed in substantial compliance with the Ordinances of Atlantic City and waivers and variances will be sought as required for non-conformities.

The proposed principal use and by extension the proposed subject accessory use are both in line with the CRDA's April 18, 2017 Tourism District Master Plan which classifies the project site in the Resort Commercial District (RC District). The CRDA Master Plan indicates the RC District envisions "*permitted uses include casinos; multi-family, high-rise; amusement uses; movie theatre; retail; services; restaurants; bars; parks; educational uses; institutional; and government.*" The proposed reconfigured parking lot will serve the needs of the Resorts Casino Hotel and is therefore consistent with the CRDA's Master Plan.

### Proposed Use:

The Applicant proposes the reconfiguration of the existing parking lots on Blocks 57 and 58 to improve the circulation, increase efficiency of spaces, improve security for patrons & employees, provide a paved surface with striping, improve overall aesthetics, and to realign the Chalfonte Avenue alley. The southern portion of Chalfonte Avenue right of way was previously vacated in 2013, however the existing improved cartway remained and is presently utilized by the public. The parking lot improvements will have the dual purpose of improving the Resorts parking lot condition and re-routing the Chalfonte alley. The alley will continue to be utilized by the public, however it will be contained within a proposed access easement granted to the City of Atlantic City. The parking lots are conveniently located directly across the street (North Carolina Avenue) from Resorts Casino Hotel within a comfortable walking distance.

The project will provide an overall increase of  $\pm 41$  parking spaces and will be constructed in one phase. There will be a gain of  $\pm 32$  parking spaces within Blocks 57 and 58 and a gain of 9 spaces in the Block 59 parking lot. The existing parking lot on Block 59 will have two internal interconnecting driveways with the reconstructed and reconfigured lots on Block 57 and 58. The existing lots are operated by the Resorts Casino Hotel for patron and employee parking and there will be no modifications to the current ownership, management, operations, hours of operation resulting from the reconfiguration. Where possible, the existing landscape hedges along the public roads were maintained and supplemented where necessary. Additional landscaping and decorative metal fence matching the existing fence will be provided as required along all frontages. New pole mounted lighting, pavement striping, external electronic gate systems, and a sign package will be provided. There will be an overall decrease in impervious cover post construction due to additional landscaped beds and therefore no stormwater management facilities are required. However, minor drainage infrastructure will be installed due to modifications of existing drainage patterns created by the re-routing of the Chalfonte alley.

The primary planning objective was to improve the efficiency of the ground parking lot to utilize the limited resource of land to greatest extent possible. To improve the efficiency of the property, the portion of Chalfonte Avenue right of way that was surrounded by Resorts' land was vacated in 2013, however the improved alley's cartway remained on private lands and continues to be utilized as a public thoroughfare. The secondary planning objective was to re-route the southern end of Chalfonte Avenue to connect to North Carolina Avenue. In keeping with standard planning practices, the publicly utilized re-routed portion will be contained in an access easement granted to the City of Atlantic City for public use. It is not anticipated that the project will have negative impacts on the surrounding neighborhood since the proposed use will remain the same. However, positive impacts include a more aesthetically appealing parking area with a newly paved surface, additional landscaping, new lighting, and two public crosswalks.

### Circulation

The existing parking lots on Blocks 57 and 58 have several access points along North Carolina Avenue, South Carolina Avenue, and Chalfonte Avenue. The proposed reconfigured parking lot will have limited access via two 2-way electronic gated entrances operated by the Resorts Casino Hotel. There will be one gated entrance/ exit each on North and South Carolina Avenues. In addition, there will be two new internal connections to the existing parking lot on Block 59. The gated and monitored entrances and exits for the Block 59 lot will not be modified under this Site Plan application. The parking lots will provide a more secure environment for the patrons and employees of Resorts. The existing pedestrian link provided between North and South Carolina Avenues has been modified and re-routed through the northern side of the parking lot to allow Resorts patrons or employees that utilize their Block 56 parking lot (west of South Carolina Avenue) to have a direct access route to the Resorts' facility. The parking lot does not impose any negative impacts to the pedestrian circulation associated with the public sidewalks along North and South Carolina Avenues. ADA ramps have been provided along all routes to ensure an ADA compliant route for all proposed features. Two new crosswalks and signage have been provided across North and South Carolina Avenues to improve pedestrian safety. The project abuts the boardwalk, though no direct access is permitted to the parking lot.

Pedestrians from the boardwalk must utilize the existing timber ramps down to street level and enter the parking lots from North and South Carolina Avenue sidewalks. The proposed improvements will not impact the boardwalk circulation or views.

Public transportation, particularly Jitney service, is readily available on Pacific Avenue which is less than 600 feet northwest of the parking lot. Public transportation though not necessary for the reconfigured parking lot, does provide patrons of the parking lot a means to visit other Atlantic City destinations without utilizing their parked automobile. The project will not have impacts on the public transportation system.

The existing Chalfonte Avenue right of way south of Pacific Avenue is a one way alley which extends approximately 575 feet southward with the right of way terminating at the frontage of Block 58 Lot 6. The existing alley continues onto the private lands of the subject property to Block 59 where it T-intersects with an unnamed alley which runs west to east from South to North Carolina Avenues. The project proposes the removal of  $\pm 175$  feet of the southernmost end of Chalfonte alley and  $\pm 335$  feet of the unnamed alley. The Applicant proposes the re-routing of the Chalfonte to turn eastward at a 90 degree angle and intersect North Carolina Avenue. The new alley connection point to North Carolina Avenue is approximately 175 feet north of the existing alley connection which will be farther away from the pick-up and drop-off area in front of the Resorts main lobby entrance. The portion of the alley to be utilized by the public will be contained in a proposed access easement granted to the City of Atlantic City.

A traffic study has not been provided since the increase of 41 parking spaces for the Resorts Casino and the surrounding area will have negligible impacts on the existing traffic network. The re-routing of Chalfonte Avenue will improve the present circulation pattern and provide the City with a newly paved thoroughfare.

#### Address Ordinance Items §163-127 to 133

- §163-127 Project is consistent with the standards and regulations of Articles XIX through XXV unless otherwise noted. Waivers and variances will be requested for inconsistencies with those standards as required.
- §163-128 The project will not negatively impact the existing public infrastructure or create a negative demand on public services. As previously discussed a proposed access easement will be granted to the City of Atlantic City for the re-routing of the southernmost end of Chalfonte Avenue. The Applicant will work with the City on the conditions of that easement. The physical design of the new alley will be reviewed as part of this application. No off-tract improvements are proposed. No public open space is proposed.
- §163-129 The Applicant acknowledges that the City can impose special conditions to the public portion of the project which is limited to the proposed 24 foot wide easement for the Chalfonte alley connection to North Carolina Avenue.
- §163-130 The property is surrounded and traversed by the following available existing utility infrastructure: water, sanitary sewer, electric, cable, television, telephone, and natural gas. The proposed parking lot will utilize the readily available electric service and water for irrigation.

- §163-131 A 90 foot by 90 foot sight triangle is required for the intersection of a local street with a local street per this ordinance section. The required sight triangles applied to the proposed Chalfonte Avenue intersection will contain existing 54 inch fence, evergreen hedge, and parked cars, therefore a waiver will be requested. However, AASHTO compliant sight triangles will be provided for all intersections as demonstrated on the Site Plans.
- §163-132 The project will include the removal of the existing high pressure sodium lights and metal halide lights and the installation of new energy efficient LED lights in the existing parking areas on Block 57 and 58. The project does not include the construction of buildings.
- §163-133 The project does not include any known deficiencies as cited in this ordinance with the exception of any requested waivers or variances. The Applicant will work with the CRDA and City to address any deficiencies that may arise during the review process.



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4