

Endeavor AC, LLC
Atlantic City, NJ

Project Parking Analysis
6-10-15



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A handwritten signature in black ink, appearing to read "Jon J. Barnhart", is written over a horizontal line.

Jon J. Barnhart, P.E.
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A. Project Site Area

The property included within the analysis of parking required for the subject application is as follows:

- Block 183 (Lots 9-19) = 53,000 SF – Existing asphalt surface parking facility
- Block 184 (Lots 2-13) = 95,511.69 SF – Existing asphalt surface parking facility
- Block 185 (Lot 9) = 96,582.44 SF – Existing parking garage structure
- Block 25/Block 26 = 211,677.87 SF – Existing Hotel Structure & Porte-Cochere
- Block 1 (Lot 36 – To High Tide Line) = 152,355 SF – Existing Beach Area

B. Parking Requirements as per “Section E” of the Redevelopment Plan:

Parking within the Redevelopment Area shall be provided as follows:

Hotel use: one (1) space for each hotel room up to 500 rooms and one-half (1/2) space per hotel room over 500 rooms. No additional parking shall be required for hotel related uses.

Non-hotel uses: three (3) spaces per 1,000 net square feet of space. Non-hotel uses shall include uses that are used predominantly for non-hotel guests.

Employees: one (1) space per three (3) employees based upon the peak shift (ignoring shift overlap).

Up to 20% of the required parking may be provided at an off-site location in a commercial zone.

Parking stall size may be 9' x 18'.

Parking Requirements for High Rise Residential Dwelling Units, as per New Jersey Residential Site Improvement Standards, N JAC 5:21, are as follows:

1 Bedroom Unit = 0.8 Spaces

2 Bedroom Unit = 1.3 Spaces

C. Proposed Building Program:

The proposed development consists of rehabilitation of the former Atlantic Club Casino Hotel property with various expansion elements in order to create a Hotel Resort development. Site features include two water park facilities, multiple restaurants and bar areas, a beach restaurant, and a family entertainment center. As indicated by the parking requirements of the redevelopment plan for this area, the parking requirements are generated by three components; the number of hotel rooms proposed, the total area of non-hotel related uses, and the number of employees per shift. The proposed building program has been identified below in order to allow for an understanding of how the parking demand for the project has been developed.

It should be noted that a portion of the hotel units are intended to be sold as condominiums which will still be available for rent as individual or suite style hotel rooms. The condominium units will include a mix of one bedroom and two bedroom units. The parking demand has been evaluated based on units being sold as one and two bedroom high rise residential units and then compared against all rooms being rented individually.

It should be noted that a series of conservative assumptions have been utilized in calculating the total net area of non-hotel related uses. The assumptions made were as follows:

- a. Any entertainment uses within the building that are permitted to be utilized by the general public, in addition to hotel guests have been identified as being shared 60% by hotel guests and 40% by the general public.
- b. All proposed bar areas and restaurants have been calculated giving no credit for use by hotel guests.
- c. The water park on block 184 is only permitted to be utilized by hotel guests and has not been included in the net area calculation for non-hotel related uses.
- d. The water park along the boardwalk has been calculated as being shared 60% by hotel guests and 40% by the general public.
- e. All meeting room and ballroom areas have been calculated giving no credit for use by hotel guests.
- f. The Atlantic City Land Use ordinance section 163-70 allows a reduction in the required parking for non-hotel uses which are located along a public transportation route, up to 85%. This permitted parking reduction has not been utilized in the calculations.



1. Hotel & Condo-Hotel Units:

Total # of Existing Rooms = 809

Proposed Mix of Hotel and Condo-Hotel Units:

Condo-Tel Units - 2 Bedroom (Can be Rented as 3 Hotel Rooms) = 50

Condo-Tel Units - 1 Bedroom (Can be Rented as 2 Hotel Rooms) = 25

Hotel Rooms = 609

2. First Floor Existing Building:

- Pre-function Space 12,180 SF (Non-Hotel)
- Retail 5,000 SF (Non-Hotel)
- Theater/ Symposium 5,000 SF (Non-Hotel)
- Breakout Meeting Rooms 3,580 SF (Non-Hotel)
- Unassigned areas 4,593 SF (Non-Hotel)
- Ballroom 30,000 SF (Non-Hotel)
- Existing Infrastructure: loading docks, Mechanical, and Toilet Rooms: 14,275SF (Hotel)
- Business Center: 1,560SF (Hotel)
- Front Desk 1,685 SF (Hotel)
- Existing Bar 2,365 SF (Non-Hotel)
- Existing BOH of Tower across from Porte-cochere 8,888 SF (Hotel)

3. First Floor New Construction:

- Boardwalk Water Park 26,670SF (40% Non-Hotel) = 10,668 SF
- Water Park on Block 184 - 81,454 SF (Hotel)
- Beach Cafe Interior Dining 3,890SF (Non-Hotel)
- Beach Cafe Outdoor Dining 3,320 (Non-Hotel)
- Beach Cafe Kitchen/Restrooms 3,029SF (N/A)
- Beach Cafe Seasonal Beach Support 600SF (N/A)

4. Mezzanine New construction in Boardwalk Water Park:

- VIP Level with Hot Tubs 9,670SF (Hotel)

5. Second Floor Existing Building:

- Ocean Front Specialty Restaurant/Bar 5,622 SF (Non-Hotel)
- Three Meal Restaurant 3,670 SF(Non-Hotel)
- Family Buffet Style Restaurant 2,795 SF(Non-Hotel)
- Entertainment Bar 1,840 SF(Non-Hotel)
- Grab and Go Barista Bar 1,750 SF(Non-Hotel)
- Whiskey Bar 1,090SF(Non-Hotel)
- FEC (Family Entertainment Center) 57,723 SF(40% Non-Hotel) = 23089 SF
- Back of House Kitchens and Support 37,016 SF (N/A)



6. Second Floor New Construction:

- Boardwalk Water Park Connector to existing 2nd Floor 3,317 SF (N/A)
- Main Water Park FEC and Connector to First Floor 7,405 SF (40 %Non-Hotel) = 2962 SF
- FEC on Bridge - Podium to Water Park 4,535 SF(40% Non-Hotel) = 1,814 SF
- Main Water Park HVAC 7,495 SF (N/A)
- Beach Cafe Event Space 2,808 SF (Non-Hotel)
- Beach Cafe Indoor Dining 1,826 SF (Non-Hotel)
- Beach Cafe Restroom 312 SF (N/A)

7. Third Floor Existing Building:

- 8 Break Out Rooms 7,210 SF (Non-Hotel)
- Pool 8,780 SF (Hotel)
- Spa 8,560 SF (Hotel)
- Night Club Pool Bar Sun Deck 15,000 SF (40% Non-Hotel) = 6000 SF

Total Net Area of All Non-Hotel Related Uses = 143,072 SF

D. Proposed Employees:

The Applicant has projected that the maximum number of employees on any shift (excluding shift overlap) shall be 200 persons.

E. Parking Required:

Hotel Rooms Only:	809 Rooms =	
	500 Spaces + (0.5 x 309 Rooms) =	655 Spaces
(or)		
Mix of Condo & Hotel:	50 - 2 Bedroom Units =	65 Spaces
	25 - 1 Bedroom Units =	20 Spaces
	609 Hotel Rooms =	555 Spaces
	Total =	640 Spaces

As shown, the project rented entirely has a hotel creates a higher parking demand, therefore, this will be utilized in the parking calculations.

Net Non-Hotel Related Uses:	143,072 SF =	
	3 Spaces / 1000 SF =	429 Spaces
Employees:	200 Employees =	
	1 Space / 3 Employees =	67 Spaces

Total Parking Required for All Uses: 1151 Spaces

F. Parking Inventory Available:

Block 185 - Parking Garage = 1148 Spaces

Block 185 - Surface Parking Area = 27 Spaces

Total Parking Available: _____ **1175 Spaces**

Note: The existing surface parking facility on Block 184 will be removed as part of this project to allow for construction of the new 81,454 SF water park facility. Additionally, existing surface parking located on Block 183 has not been included as available parking inventory since this parcel may be utilized for future building expansions.

G. Summary:

The proposed project exceeds the requirements for parking as per the approved re-development plan for this site.

