



Exhibit VIII.C.14.a. – Description of Parking Spaces and Structures

Submit as Exhibit VIII.C.14.a. a description of the approximate number, location and accessibility of parking spaces and structures for employees, patrons, valet-parked vehicles and buses. Substantiate (e.g. by inclusion of discussion in the independent traffic study to be provided pursuant to Item IX.A.2.b. of this RFA) the adequacy of parking and site circulation plans to service the projected visitor and employee demand.

The Project Site currently offers approximately 1,700 passenger car parking spaces and 24 bus parking spaces. An existing gravel lot is also utilized for employee parking. This lot has an estimated parking capacity of 115 spaces. The existing parking lots on the eastern portion of the site are dedicated to customer parking with a capacity of 1,000 spaces. The existing western parking lot, capacity of 700 spaces, is utilized for valet parking, employee parking and overflows event parking. In the new master plan, the western parking lot will be reconfigured and expanded to add more parking for Virgil's Real BBQ and Honky Tonk Bar.

The proposed Tioga Downs Casino Resort will add an additional 968 parking spaces, 274 of them which are in the newly built parking garage connected to the existing Tioga Downs Casino. Additional parking space will be provided adjacent to the hotel, Virgil's Honkey Tonk Restaurant and the barn area.

Valet Parking is currently provided at the Main Entrance to the Tioga Downs Casino. Valet attendants park the patron vehicles in the west parking lot. Valet parking will also be at the Hotel Entrance. Hotel valet vehicles will also be parked in the west parking lot.

The Parking Garage, East Parking lots and the Hotel Parking lots will be using for Resort visitors to park long and short term. Bus parking is currently provided for in the west parking lots. The east parking lot also has the ability to host large commercial vehicles, recreational vehicles and other non-passenger vehicles.

Traffic on the Tioga Downs site driveway is controlled by a stop sign at the exit and traffic on

West River Road is free flowing. West River Road provides two-way traffic flow with one through lane in each direction. The main entrance for patrons to the Project Site is a two lane ingress and single lane egress from West River Road. The storage length for the two ingress lanes is approximately 290 feet in length until where the roadway reduces to one lane. With the



development of the Tioga Downs Casino Resort, two lanes of ingress will be provided all to the main entrance to the Casino. A bypass lane will remain for employees, delivery, and valet parking. The speed limit for the Tioga Downs entrance is posted at 10 mph.

A secondary entrance and exit from the site is provided on the west side of the Project Site at Bardwell Road, a tributary to West River Road. This entrance/exit is primarily used by the horseracing population but can serve as an emergency ingress/egress.

In May 2006, Tioga Downs had a Traffic Management Plan for Special Events and Emergency Incidents prepared by McFarland-Johnson, Inc. engineers. A copy of this plan is attached to supplement this Exhibit and signify how Tioga Downs currently operates and handles special events. Tioga Downs continues to operate with this successful plan after the development of the Tioga Downs Casino Resort.

Please also refer to Exhibit VIII.C.5.a.1 for a site plan of the proposed Tioga Downs Casino Resort and to Exhibit VIII.C.5.a.8 for the Site Parking Statistics.