



Appendix 8-1

Alternative Conceptual Master Plan

SITE DATA

NCTM:	SEC. 44, BLK. F, LOT 381, 411, 412, & 415
ZONING:	MF-IRD, MITCHEL FIELD INTEGRATED RESORT DISTRICT
LOT AREA:	3,118,981 SF (71.60 AC)
EXISTING BUILDING GROSS FLOOR AREA:	104,993 SF (COLISEUM)
PROPOSED BUILDING GROSS FLOOR AREA:	2,365,913 SF (EXCLUDING BASEMENTS AND PARKING STRUCTURES)
FLOOR AREA RATIO:	0.76

BUILDING AREAS:

USE (EXCLUDING STRUCTURED PARKING)	BASEMENT AREA	ABOVE GRADE AREA	UNITS
RESIDENTIAL	0 SF	992,781 SF	500 UNITS
RETAIL	0 SF	40,000 SF	
RESTAURANTS	0 SF	60,000 SF	1,362 SEATS
HOTEL	0 SF	631,794 SF	500 KEYS
PERFORMING ARTS CENTER	0 SF	147,865 SF	3,600 SEATS
MULTIPURPOSE RECREATIONAL FACILITY	0 SF	200,000 SF	
R&D OFFICE BUILDINGS	0 SF	100,384 SF	
VETERANS MEMORIAL	0 SF	23,031 SF	
MEDICAL OFFICE BUILDINGS	0 SF	180,058 SF	
TOTAL FLOOR AREA	0 SF	2,365,913 SF	

PARKING STRUCTURES

1,938,221 SF
*INCLUDES BASEMENT, GROUND LEVEL PARKING AREAS, AND ABOVE GRADE PARKING STRUCTURES

LEGEND

DESCRIPTION	SYMBOL
PARKING GARAGE	[Grey Box]
MEDICAL OFFICE BUILDING	[Orange Box]
RESIDENTIAL	[Pink Box]
PERFORMING ARTS CENTER	[Purple Box]
HOTEL TOWER	[Light Blue Box]
R&D OFFICE BUILDING	[Yellow Box]
VETERANS MEMORIAL	[Green Box]
ENTERTAINMENT RETAIL	[Cyan Box]
MIXED-USE	[Light Purple Box]

PARKING REQUIREMENTS:

USE (CODE SECTION)	AREA / UNITS	PARKING RATE	PARKING REQUIREMENT
RESIDENTIAL (§319.A1)	500 UNITS	8 SPACES PER 3 UNITS	1,334 SPACES
RETAIL (§319.A8)	40,000 SF	1 SPACE PER 200 SF	200 SPACES
RESTAURANTS (§319.A16)	50,000 SF	1 SPACE PER 100 SF	500 SPACES
HOTEL (§319.A2)	435 EMPLOYEES	1 SPACE PER 4 EMPLOYEES	109 SPACES
PERFORMANCE ARTS VENUE (§319.A4)	3,600 SEATS	1 SPACE PER 3 SEATS	1,200 SPACES
MULTIPURPOSE RECREATIONAL FACILITY (MF-IRD)	200,000 SF	1 SPACE PER 200 SF	1,000 SPACES
R&D OFFICE BUILDINGS (MF-IRD)	100,384 SF	1 SPACE PER 200 SF	502 SPACES
VETERANS MEMORIAL (MF-IRD)	23,031 SF	1 SPACE PER 200 SF	116 SPACES
MEDICAL OFFICE BUILDINGS (MF-IRD)	180,058 SF	1 SPACE PER 200 SF	901 SPACES
TOTAL PARKING REQUIRED			6,382 SPACES

PROVIDED PARKING:

ON-GRADE OPEN AIR PARKING	1,281 SPACES
PARKING GARAGE "A"	2,423 SPACES
PARKING GARAGE "B"	600 SPACES
PARKING GARAGE "C"	1,126 SPACES
PARKING GARAGE "D"	844 SPACES
PARKING GARAGE "E"	106 SPACES
TOTAL ON-SITE PARKING PROVIDED:	6,380 SPACES

LOADING REQUIREMENTS:

LOADING REQUIREMENTS	PROVIDED
TOTAL NON-RESIDENTIAL USE	1,373,132 SF (PARKING STRUCTURES EXCLUDED)
FIRST 40,000 SF	1 LOADING SPACES
NEXT 80,000 SF	1 LOADING SPACES
1 SPACE PER EACH ADDITIONAL 200,000 SF	1 LOADING SPACES
TOTAL LOADING REQUIREMENT	9 LOADING SPACES (12 X 30')

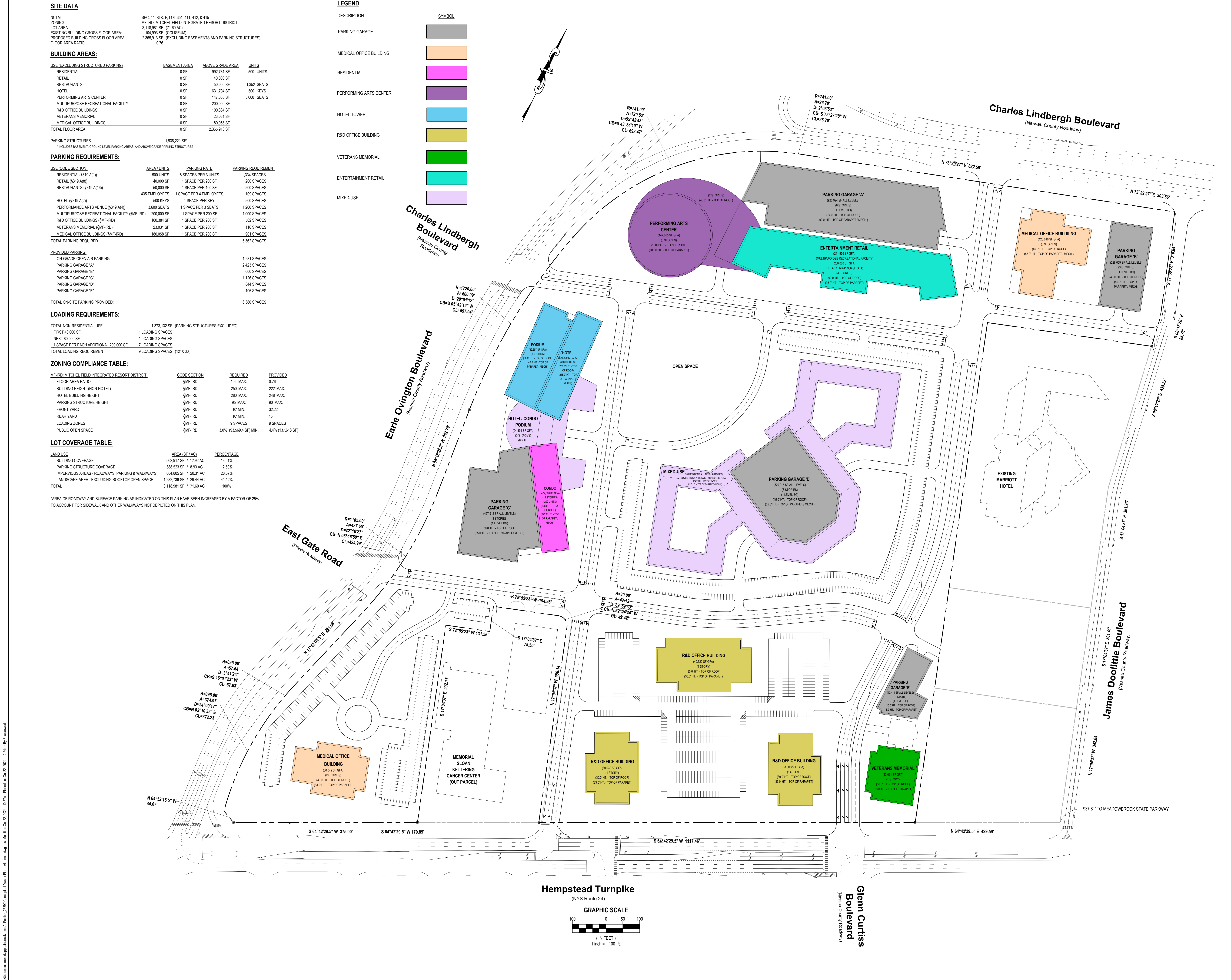
ZONING COMPLIANCE TABLE:

MF-IRD, MITCHEL FIELD INTEGRATED RESORT DISTRICT	CODE SECTION	REQUIRED	PROVIDED
FLOOR AREA RATIO	MF-IRD	1.60 MAX	0.76
BUILDING HEIGHT (NON-HOTEL)	MF-IRD	250' MAX	222' MAX
HOTEL BUILDING HEIGHT	MF-IRD	280' MAX	248' MAX
PARKING STRUCTURE HEIGHT	MF-IRD	95' MAX	90' MAX
FRONT YARD	MF-IRD	10' MIN	32' Z2'
REAR YARD	MF-IRD	10' MIN	15'
LOADING ZONES	MF-IRD	9 SPACES	9 SPACES
PUBLIC OPEN SPACE	MF-IRD	3.0% (93,569.4 SF) MIN.	4.4% (137,616 SF)

LOT COVERAGE TABLE:

LAND USE	AREA (SF / AC)	PERCENTAGE
BUILDING COVERAGE	562,917 SF / 12.92 AC	18.01%
PARKING STRUCTURE COVERAGE	388,523 SF / 8.93 AC	12.50%
IMPERVIOUS AREAS - ROADWAYS, PARKING & WALKWAYS*	884,805 SF / 20.31 AC	28.37%
LANDSCAPE AREA - EXCLUDING ROOFTOP OPEN SPACE	1,282,736 SF / 29.44 AC	41.12%
TOTAL	3,118,981 SF / 71.60 AC	100%

*AREA OF ROADWAY AND SURFACE PARKING AS INDICATED ON THIS PLAN HAVE BEEN INCREASED BY A FACTOR OF 25% TO ACCOUNT FOR SIDEWALK AND OTHER WALKWAYS NOT DEPICTED ON THIS PLAN.



CONSULTANTS:

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MARK	DATE	DESCRIPTION

DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED BY
EKL	EKL	BJM	RJR
PROJECT NO:	DATE:	SCALE:	
LVSC 2301	12/6/2023	AS SHOWN	

R. JOEL RICHARDSON, P.E. EXP. DATE

Las Vegas Sands Corp.

Sands New York

1255 Hempstead Turnpike, Uniondale, NY 11553
NCTM: Sec. 44, Block F, Lots 351, 401, 402, 411, 412, & 415

CONTRACT

STATUS

SHEET TITLE
ALTERNATIVE CONCEPTUAL MASTER PLAN MF-IRD ZONE

DRAWING NO:
CMPA 1.0

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