

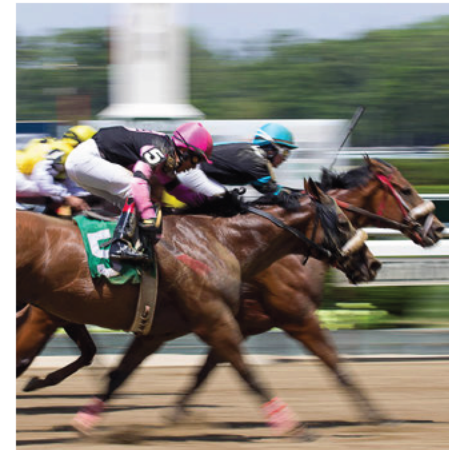


Exhibit A
to the
Belmont Park Renovation
Financing & Repayment Agreement
by and among
the New York Racing Association, Inc., and the
State of New York,
and the New York State Franchise Oversight Board

Franchise Oversight Board Submission
Final 2024



POPULOUS



01

SITE ANALYSIS

Existing and Proposed Green Space
Access

PAGE // 04



02

BUILDING
CONCEPT

Building Blocking and Stacking Diagrams
Building Massing
Building Concept Images
Project Budget
Project Schedule

PAGE // 12

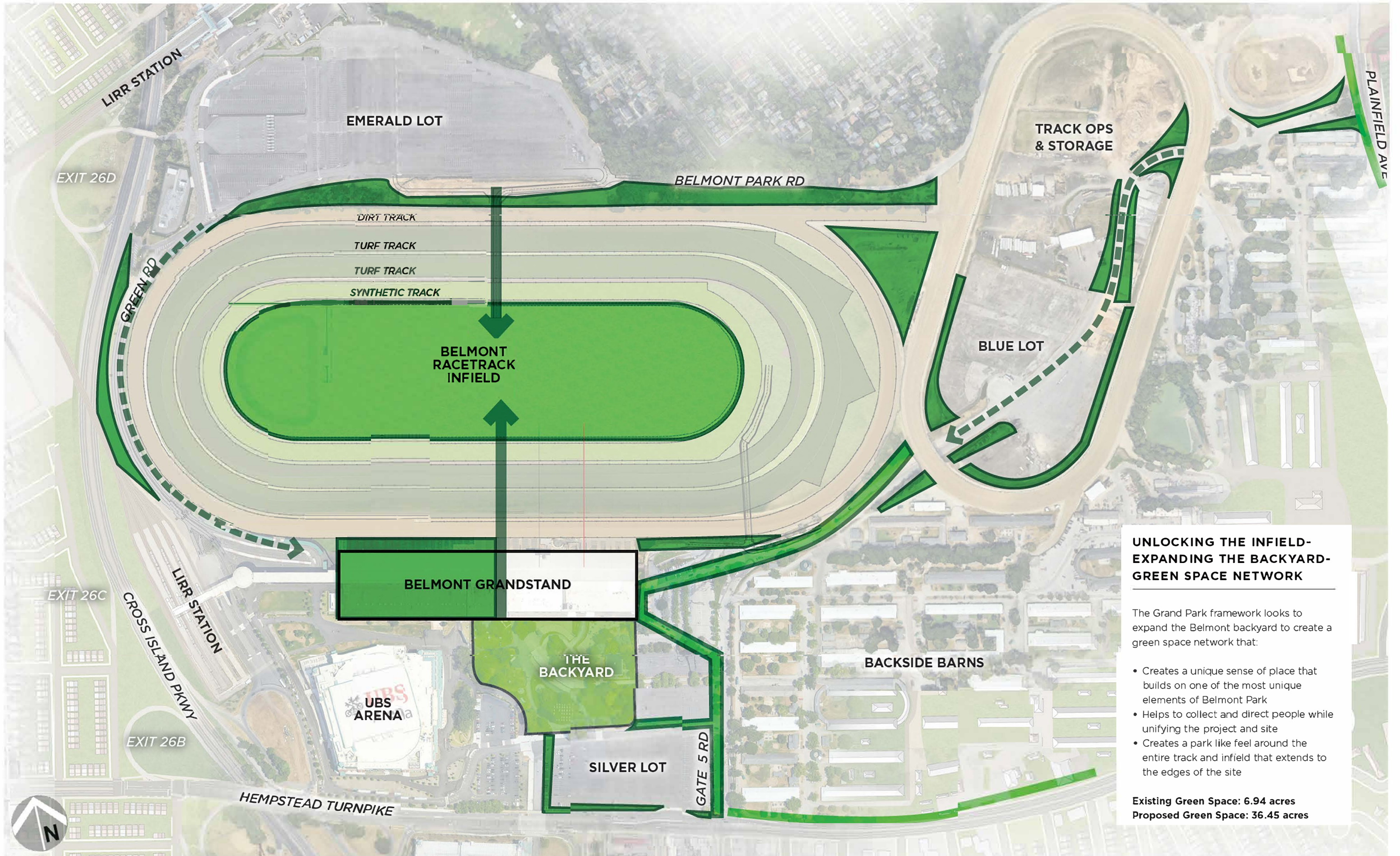


01

SITE ANALYSIS

EXISTING AND PROPOSED GREEN
SPACE ACCESS

▲ BELMONT PARK
Elmont, New York

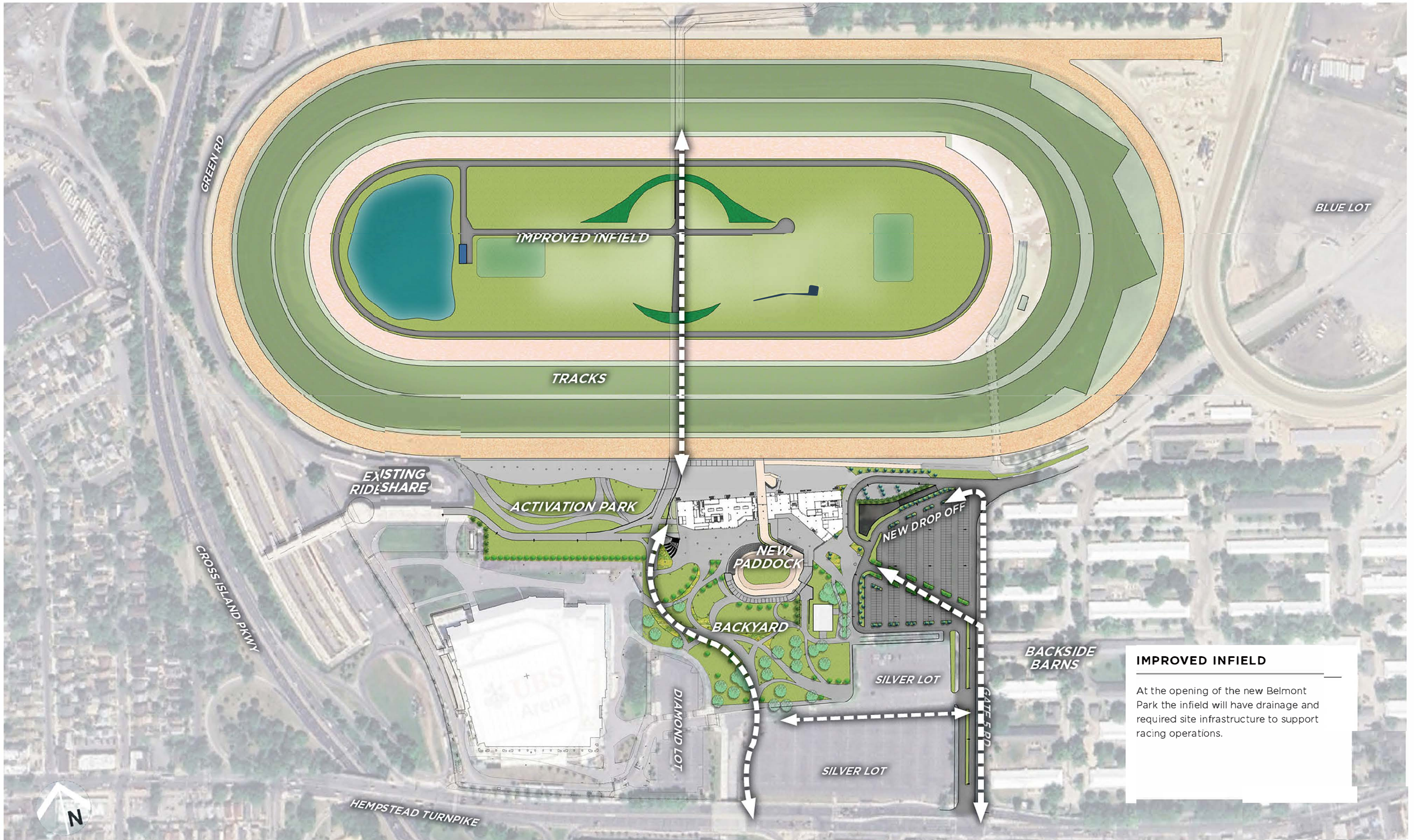


**UNLOCKING THE INFIELD-
EXPANDING THE BACKYARD-
GREEN SPACE NETWORK**

The Grand Park framework looks to expand the Belmont backyard to create a green space network that:

- Creates a unique sense of place that builds on one of the most unique elements of Belmont Park
- Helps to collect and direct people while unifying the project and site
- Creates a park like feel around the entire track and infield that extends to the edges of the site

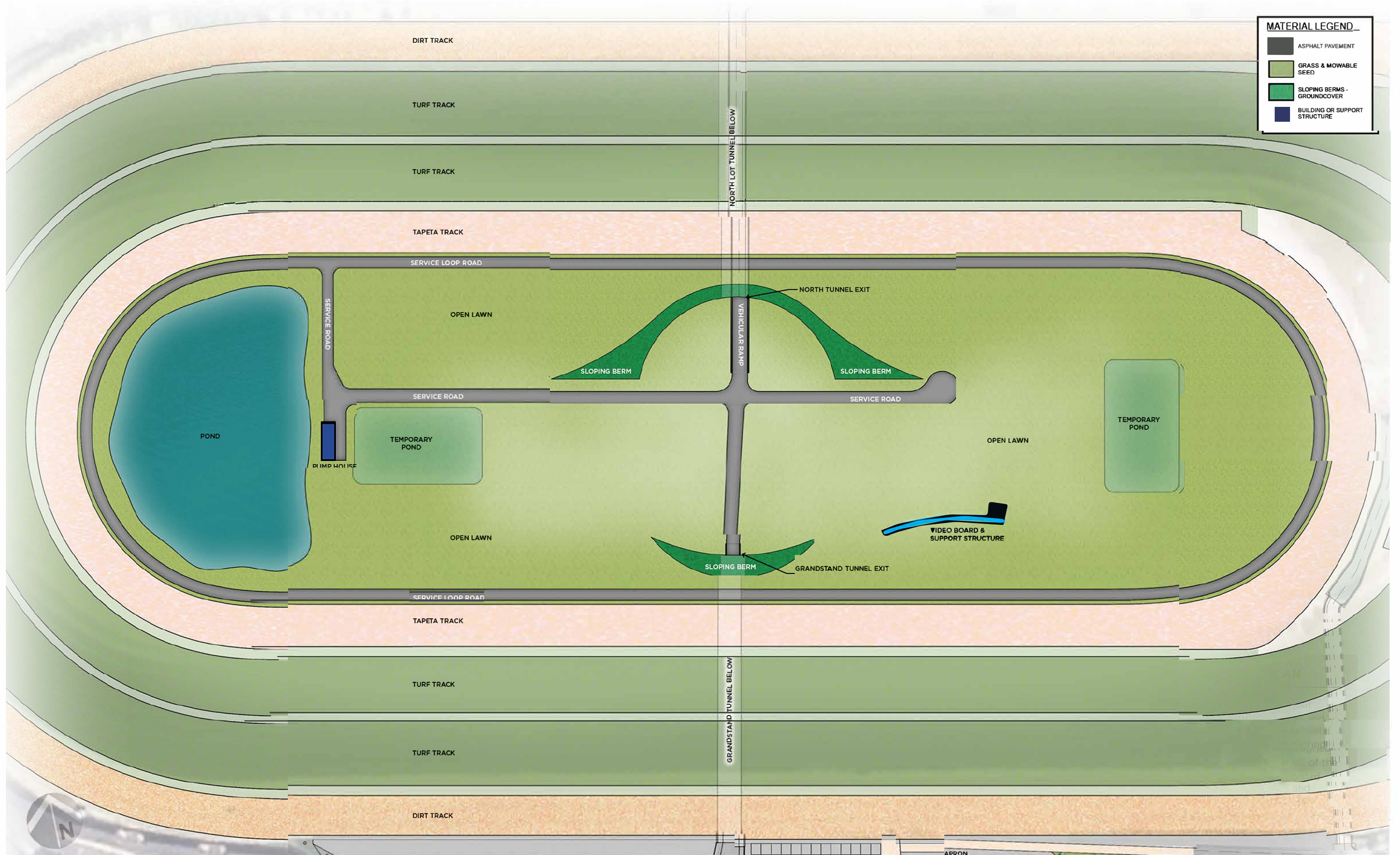
Existing Green Space: 6.94 acres
Proposed Green Space: 36.45 acres



IMPROVED INFIELD

At the opening of the new Belmont Park the infield will have drainage and required site infrastructure to support racing operations.





MATERIAL LEGEND	
	ASPHALT PAVEMENT
	GRASS & MOWABLE SEED
	SLOPING BERMS - GROUND COVER
	BUILDING OR SUPPORT STRUCTURE



02
BUILDING CONCEPT

BLOCKING AND STACKING DIAGRAMS

BUILDING MASSING

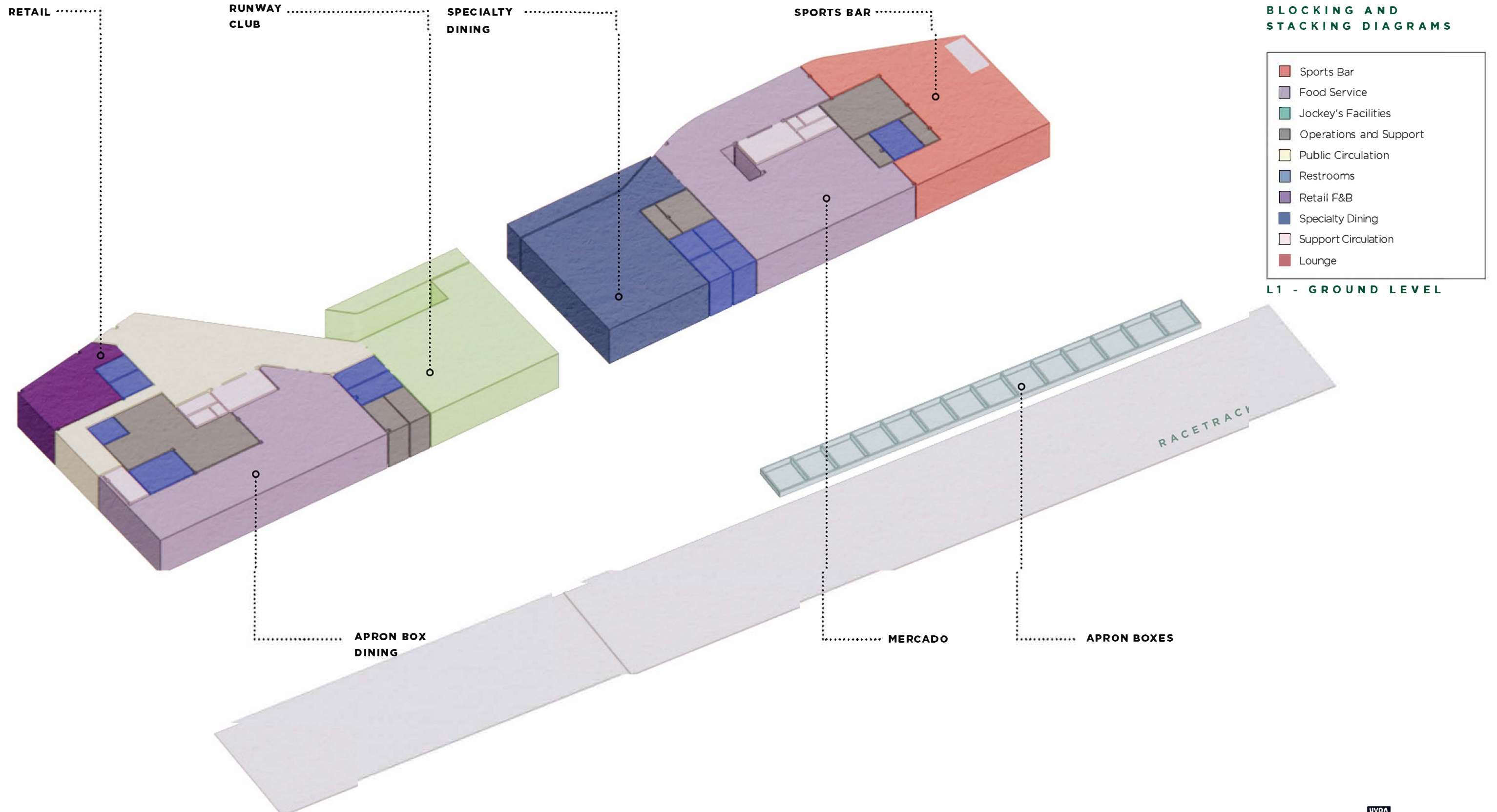
CONCEPT IMAGES

PROJECT BUDGET

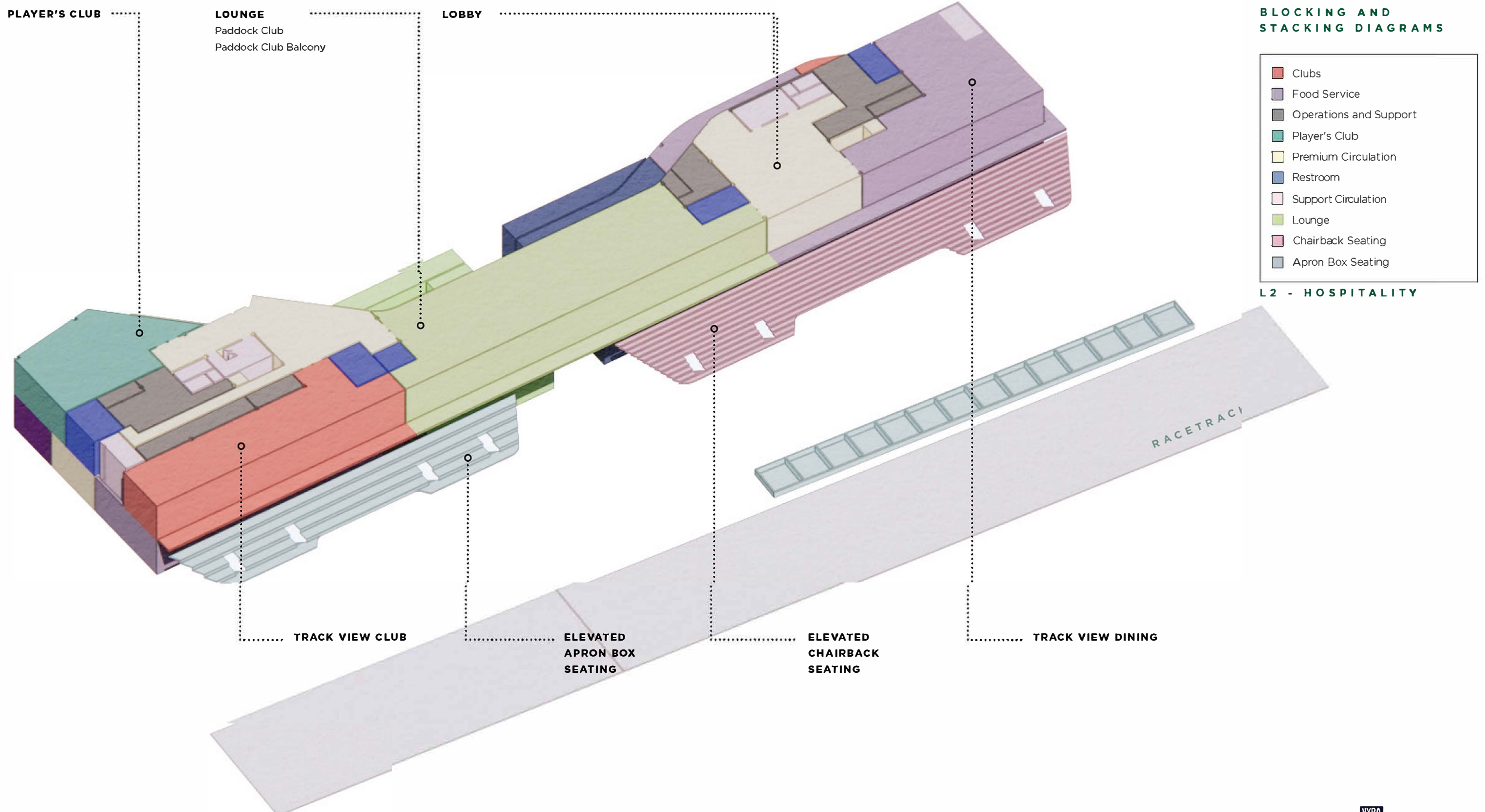
PROJECT SCHEDULE

▲ BELMONT PARK
Elmont, New York

Program Diagram



Program Diagram



Program Diagram

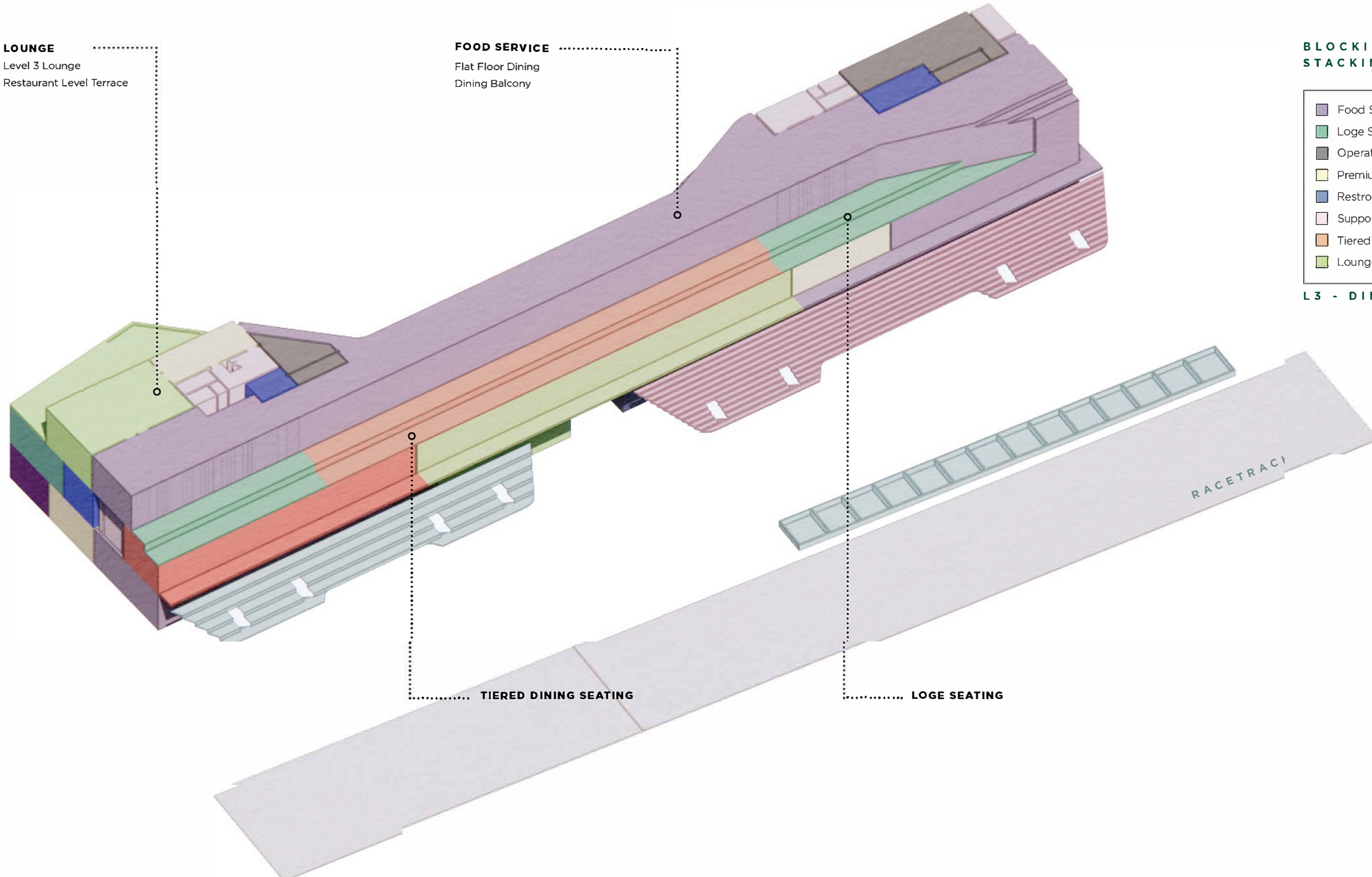
LOUNGE
 Level 3 Lounge
 Restaurant Level Terrace

FOOD SERVICE
 Flat Floor Dining
 Dining Balcony

BLOCKING AND STACKING DIAGRAMS

- Food Service
- Loge Seating
- Operations and Support
- Premium Circulation
- Restrooms
- Support Circulation
- Tiered Dining Seating
- Lounge

L3 - DINING



Program Diagram

HIGH END RESTAURANT
 Restaurant Trackside Seating Bowl
 High End Restaurant

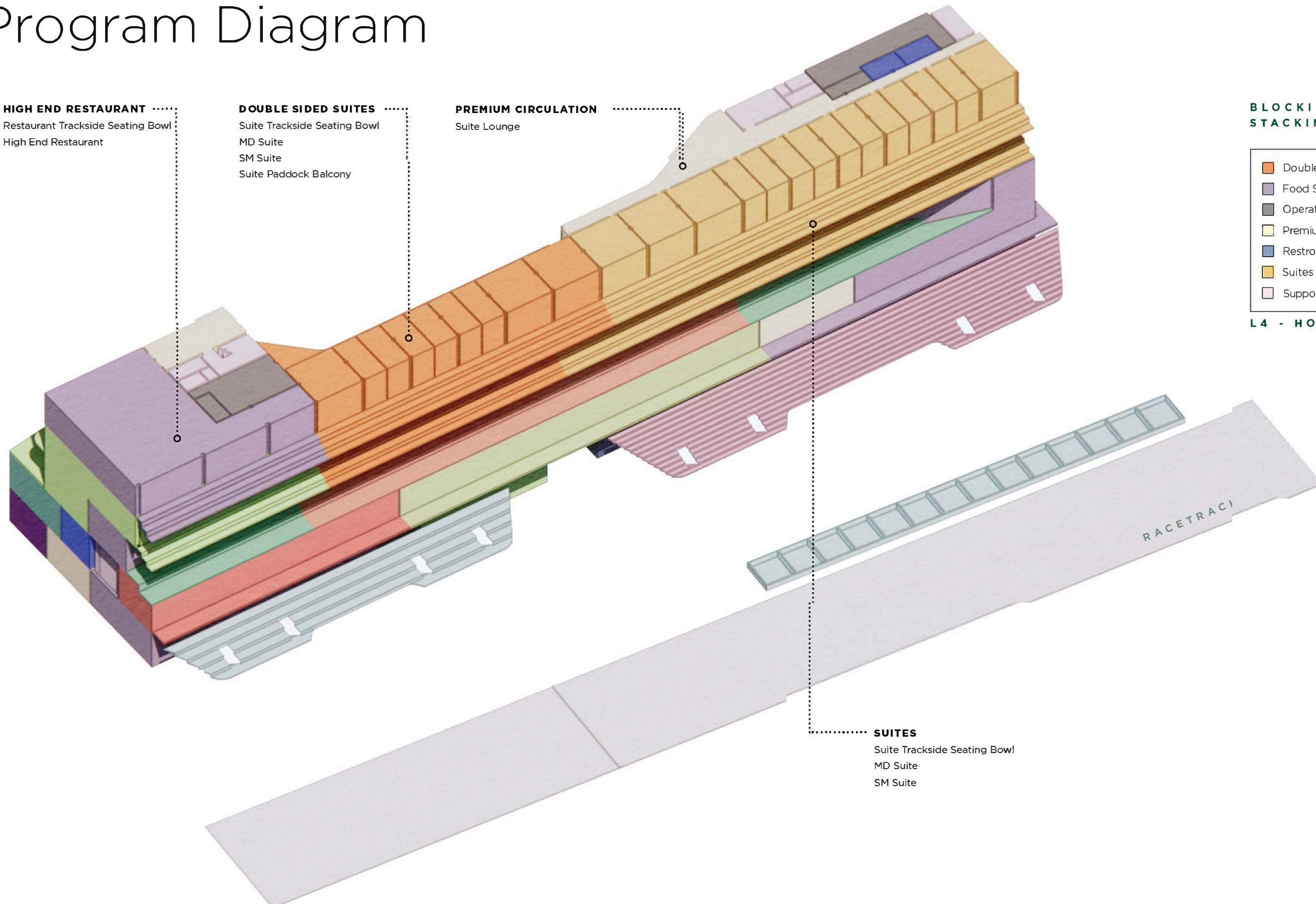
DOUBLE SIDED SUITES
 Suite Trackside Seating Bowl
 MD Suite
 SM Suite
 Suite Paddock Balcony

PREMIUM CIRCULATION
 Suite Lounge

BLOCKING AND STACKING DIAGRAMS

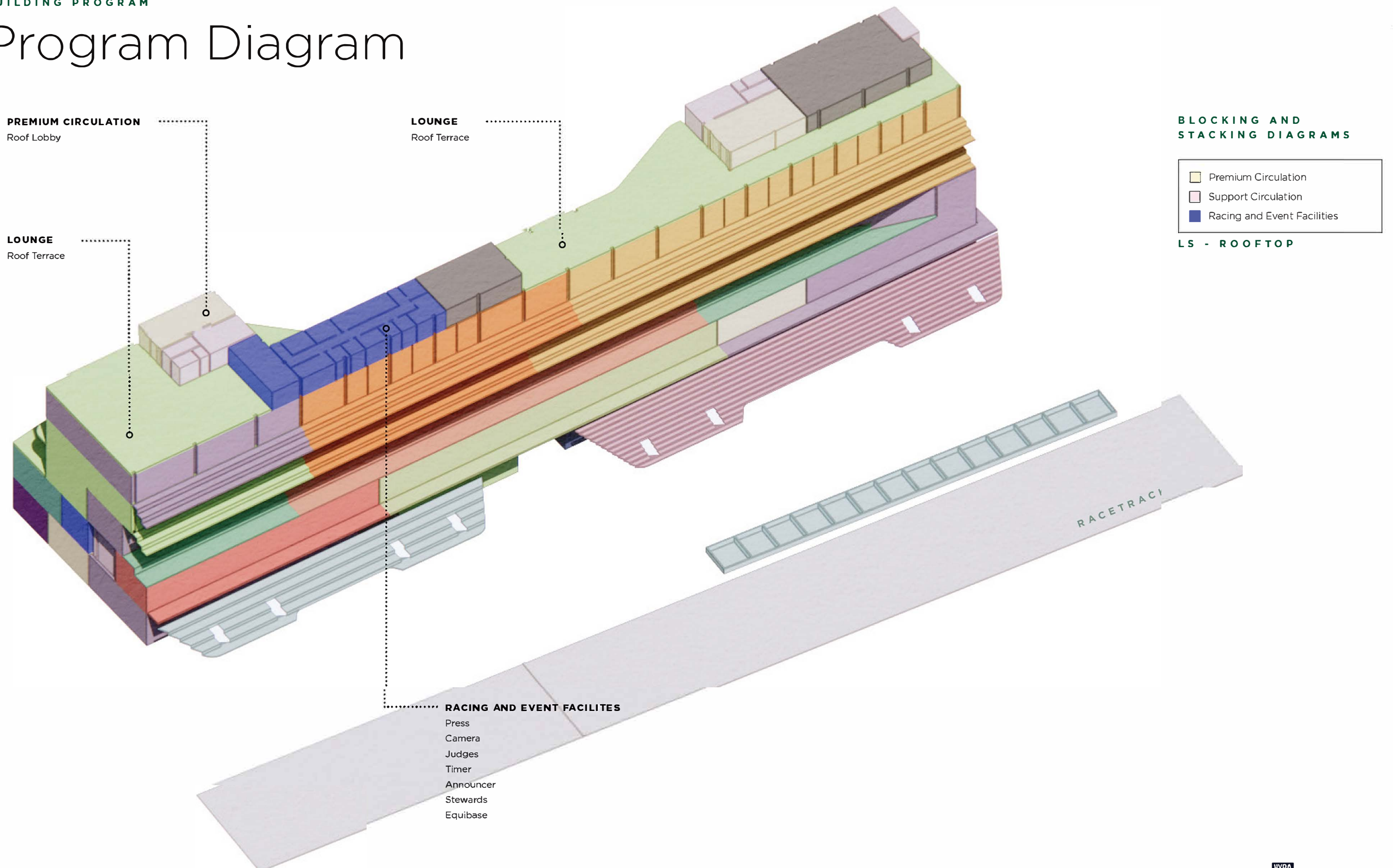
- Double Sided Suites
- Food Service
- Operations and Support
- Premium Circulation
- Restrooms
- Suites
- Support Circulation

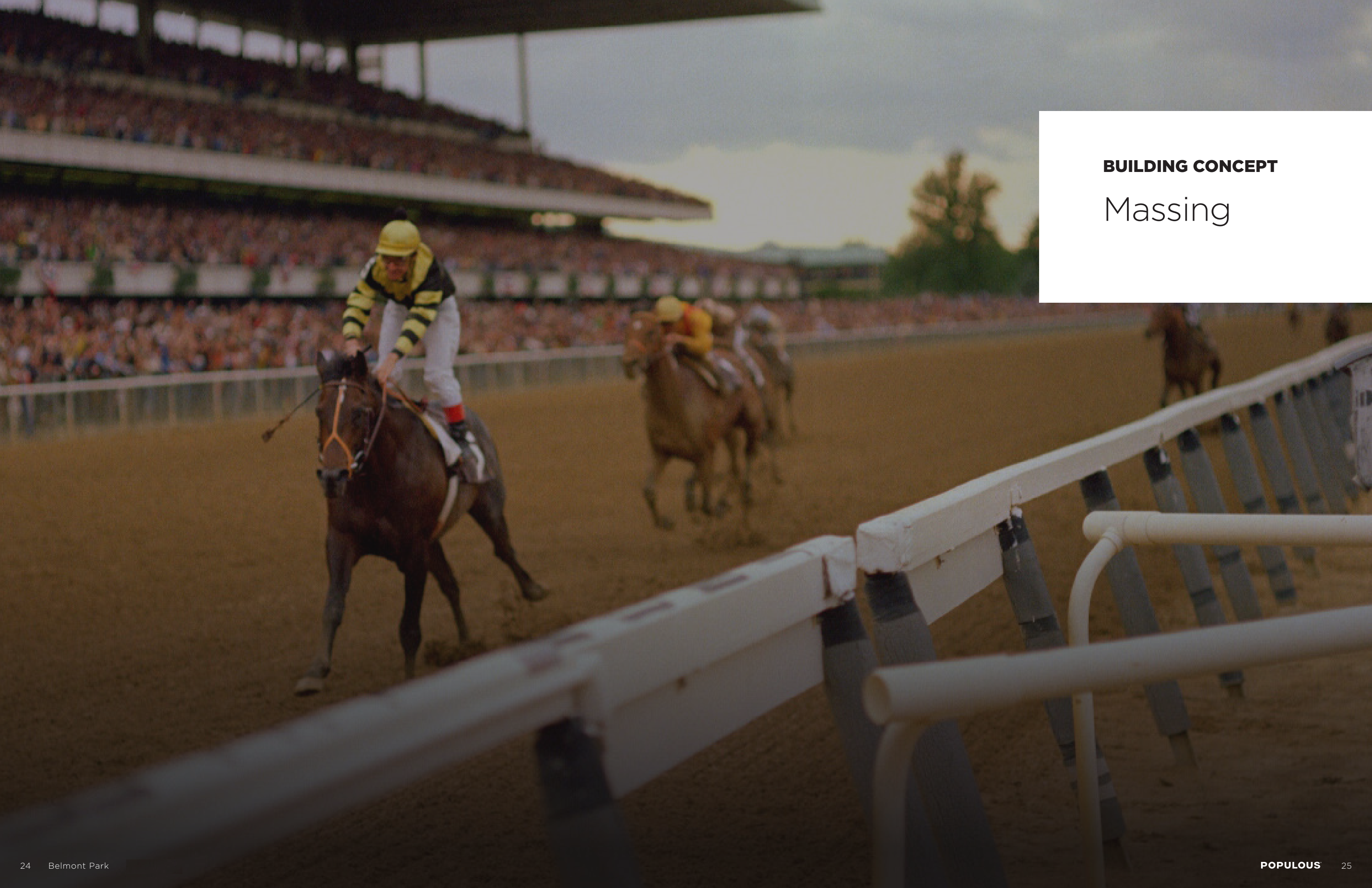
L4 - HOSPITALITY



SUITES
 Suite Trackside Seating Bowl
 MD Suite
 SM Suite

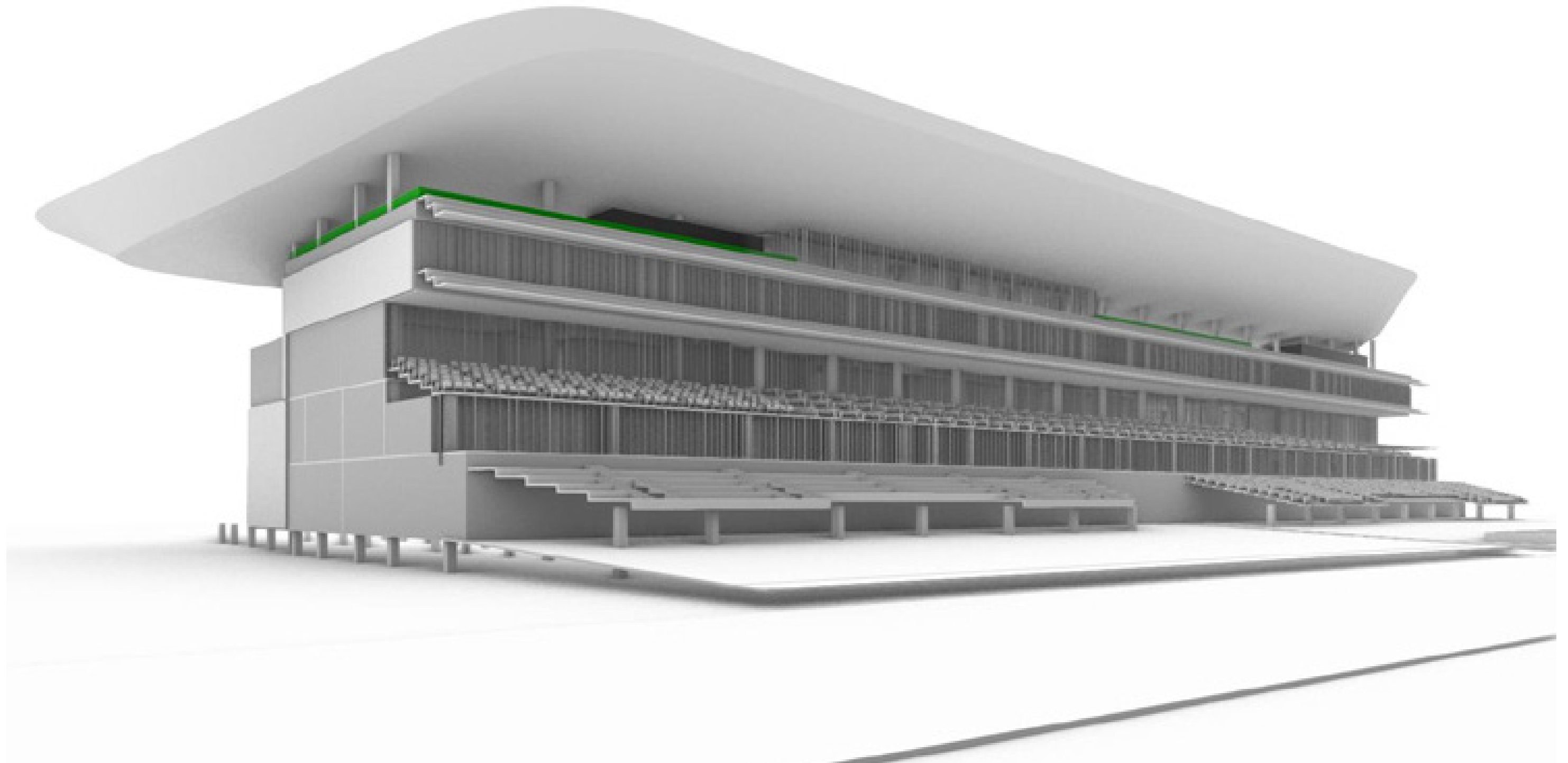
Program Diagram





BUILDING CONCEPT

Massing





BUILDING CONCEPT

Concept
Images

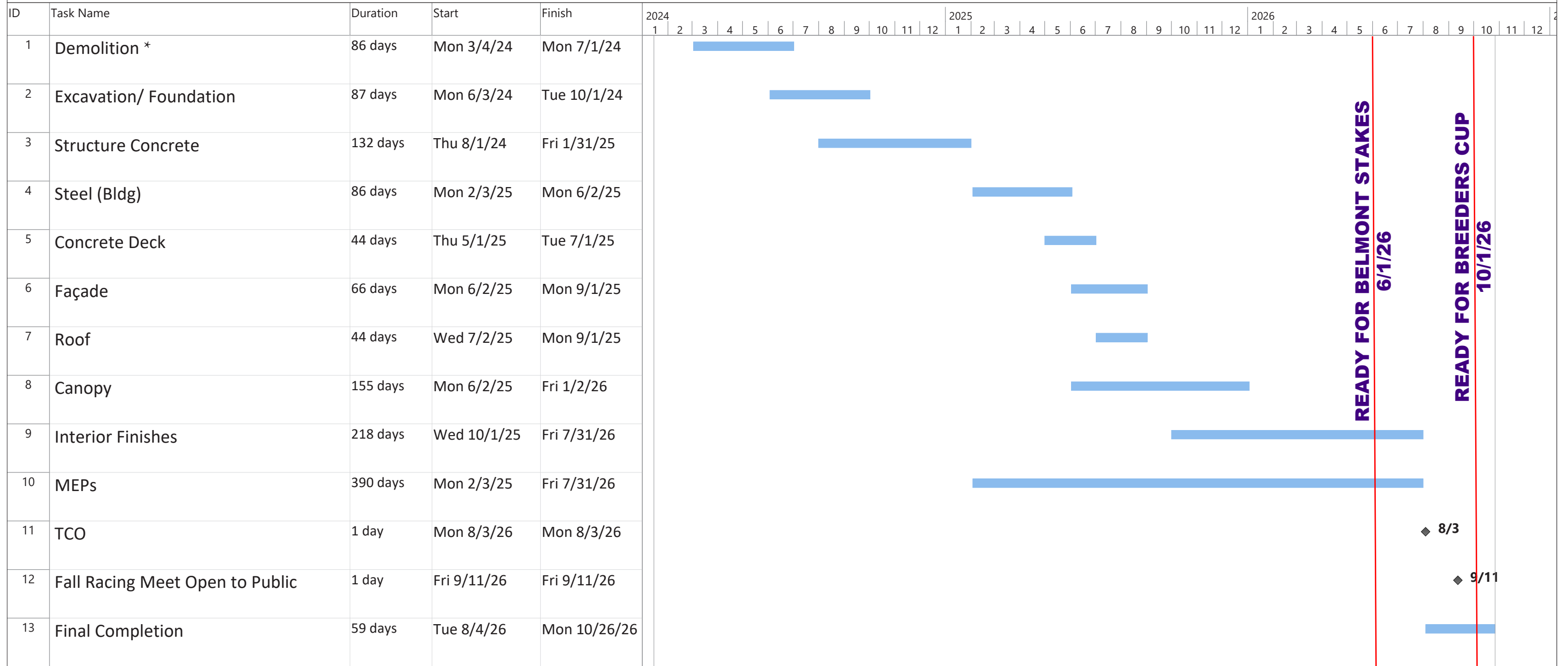








SENSITIVE MATERIAL FOR PRIVILEGED & CONFIDENTIAL USE



*Upon receipt of all regulatory approvals



