

Playland

Improvement Plan



September 6, 2013



Sustainable
Playland

Playland Improvement Plan

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Playland Improvement Plan

EXECUTIVE SUMMARY

Sustainable Playland Inc. (SPI) is pleased to present our Playland Improvement Plan (PIP) to restore and revitalize Playland Park for the 21st Century. Enhancing Playland for the benefit of the citizens of Westchester County and minimizing Playland's burden on County Government is the goal of SPI's Board of Directors that coincides with the long-held goals of County Leadership. SPI Board members are experienced and successful business leaders from a broad array of industries including finance, real estate development, and law, all of which gives SPI's board a unique perspective. In addition, SPI plans to engage professional park management and has been working with Biederman Redevelopment Ventures to serve in that role.

The PIP outlines a work plan and a new path for Playland around an exciting development and stewardship framework for the future of the park. SPI is committed to being a partner with the county government in resolving the issues facing Playland Park. This public-private partnership model was recommended in the 2006 Playland Master Plan.

The work plan is a multi-year and multi-million dollar vision that has many challenges but great opportunities as well. The plan is outlined below and detailed within the document. In short, it is a plan to begin a systematic restoration of Westchester County's most iconic and wonderful park for Westchester's residents.

The plan seeks to balance the amusement park and seasonal uses with new amenities, venues, and programs. The investments will be in excess of \$34 million over the term of the management agreement if all improvements are approved and completed as proposed. The first improvements can begin in 2014 with significant upgrades to the Amusement Zone, and Kiddyland specifically.

The PIP also focuses on the historic preservation and restoration of the National Landmark buildings, amusement rides, and landscape, while adding new rides and venues to the amusement park area, and state-of-the-art sports and recreation amenities (e.g. sports fields, water deck, etc.) needed by Westchester County residents. SPI plans to discuss with the County seeking the National Trust for Historic Preservation's designation of Playland Park as a "National Treasure" to increase its exposure and prominence as a significant American historic landmark.

By diversifying Playland's programs and providing more public amenities, the PIP makes the most of Playland Park in terms of both public use and revenue potential:

- The **Amusement Zone** will be revitalized with new rides, venues and attractions; it will also be systematically restored using the 2006 Master Plan as a guiding document. This zone, includes all of the four amusement area quadrants and will be operated by Central Amusements International (CAI). CAI is a significant amusement park operator in the New York area (Coney Island and Central Park), and worldwide. CAI's parent company, Zamperla, is also a major amusement ride manufacturer. CAI will continue and greatly enhance Playland's unique amusement park legacy and optimize attendance and revenues from this iconic and most important element of the park.
- The **Westchester County Children's Museum** will complement SPI's vision, creating a year-round destination for families – targeted users who will have the opportunity not only to go to the museum, but also to spend the entire day at Playland, dining at a waterfront restaurant, playing in a waterfront park, amusement zone or sports fields and attending public events.
- The new **Field Zone** – operated by Playland Sports LLC – will include a state of the art indoor 95,000 square foot field house and multi-purpose outdoor fields to help fill a significant gap in the supply of athletic venues for the County and beyond. The new athletic facilities will further enhance Playland's reputation as a destination for athletics, tapping into excess demand in the region and also helping establish year-round activity at Playland Park.
- The **Fountain Plaza Zone** will present opportunities for multiple restaurateurs to activate the area with seasonal kiosks, programs and events and take advantage of the shoreline and views of Long Island Sound.
- The **Ice Casino**, is currently closed due to damage from Hurricane Sandy but will soon to be restored by the County. After its restoration is completed, this key component of the park can once again be a dependable revenue source. SPI will seek to leverage the operation of its two ice rinks while also maximizing the value of its prominent location on the Sound and its year-round use.

- **The Beach & Aqua Zone** bathhouse, beach, water deck, and waterfront eateries will enhance the public park seasonally and will also be operated by CAI.
- **The Shore Zone** will buffer the Edith Read Sanctuary from the more active uses of the remainder of the park, while providing needed overflow parking for peak summer weekends and holidays.

Sustainable Playland's proposed not-for-profit development and stewardship model is based on "best practices" for park management around the country. This approach provides a flexible framework for Playland redevelopment – a framework that is best positioned to withstand shifts in market supply and demand or other organizational pitfalls that may come with a for-profit developer/manager.

Ultimately, while our 501(C)3 organizational model will endow an SPI-County public-private partnership with opportunities to derive revenue from almost any program elements that could be developed at the site, our Vision Plan and PIP – and our philosophy for the ongoing improvement of Playland – are based on three overarching goals:

- **Restoring and Revitalizing Playland Park for Westchester County Residents –** Playland was built as the signature park of Westchester County. It was a public park endowed with quality architecture, spectacular gardens, and beachfront facilities for active recreation that were complemented by a seasonal amusement component. As the County's residential population has increased and its demographics changed, its public parks no longer have the supply of active play and recreational facilities to meet this increasing demand. SPI proposes to reverse this situation, to return Playland to its former splendor and provide state-of-the-art sports and active recreation facilities, including new athletic fields, an indoor field house, revamped ice rinks and new park areas to be complemented by an enhanced amusement zone optimized for sustainability together with a range of quality dining and catering destinations that take advantage of Playland's remarkable waterfront setting.
- **Expanding Revenues with Year Round Venues, Uses and Activities -** Under the stewardship of a not-for-profit public-private partnership, this business model will be insulated from significant shifts in real estate markets and can also leverage additional sources of revenue not available to for-profit developers, including philanthropic and government grants and sponsorships, as well as low-cost financing. Led by a board with a range of skills including

concerned citizens, business executives, philanthropists, and others, this stewardship model also comes with the promise that Playland will never again be allowed to deteriorate.

- **Minimizing Risk to the County** – In addition to sustained revenue streams, SPI's not-for-profit management model brings private sector business practices to bear and will help minimize risk to the County. The balancing of seasonal and year-round uses not only enhances the use of the park, but the multiple business partners – focused on their core-business areas – are foundational to the success of this 21st century park.

We are confident that our Vision Plan and PIP for a Sustainable Playland provides the greatest opportunity to the County to realize these goals for Playland Park for the following reasons:

- **We have experienced and high quality development and management partners for each program element.** Our revenue assumptions have been developed and refined in collaboration with the best performing developer/operators for each program element, many of whom have teamed with SPI.
- **We are committed to providing the leadership and securing funds from a variety of sources that are required to enable SPI to mature into a top-quality park management and stewardship organization that can endure as a responsible not-for-profit partner of the County for decades to come.** Our organization has grown quickly, and with the County's representatives the Board will soon be fifteen (15) strong. We understand the amount of time and effort that will be needed to implement this plan, as well as the organizational staff resources that will be required.
- **Playland Park will be a place for everyone.** By returning the public park elements to Playland, augmenting the number and diversity of uses, and eliminating the entrance fee, Playland will once again be a public park for everyone – not only families and teenagers who enjoy the amusements, but also senior citizens who want to enjoy a waterfront park, young couples looking to stroll on the boardwalk or row in the lake, multi-generational families from all over who pack their bags to spend the day at Playland Park. The PIP seeks maximal inclusivity – not only to help create a vibrant public

park for families and Westchester County residents, but also to maximize Playland's revenue potential.

The detail of this Playland Improvement Plan is provided to allow the County to identify which of the capital improvements proposed by SPI are required to be approved by the County and to provide the information and detail necessary for the County to grant such approvals.



Playland Improvement Plan

AMUSEMENT ZONE

Playland Improvement Plan

Amusement Zone



The **Amusement Zone** will be operated by Central Amusement International, LLC (CAI). CAI has joined with Sustainable Playland Inc. (SPI) to present the following improvement plan to enrich the Playland amusement park experience. Together, SPI and CAI will fulfill Playland's original mission, build on its traditions, and maintain it as a family amusement park. SPI and CAI plan to increase the variety and quality of the attractions and entertainment options at Playland. SPI and CAI are prepared to make a substantial investment in the maintenance and restoration of Playland. The team looks forward to a partnership with Westchester County government and the local community in sustaining and restoring a healthy, fun Playland.

Throughout this proposal, there are various plans and commitments to infrastructure upgrades, historic preservation, and new rides. These are serious commitments, but existing conditions at the park, which SPI and CAI have not yet fully explored, must be taken into consideration. A thorough on-site analysis by engineers, construction professionals, and ride inspectors will, in all likelihood, dictate some changes to the details of the plan, while maintaining its overall direction.



RIDE REPLACEMENT AND UPGRADES

This plan establishes a timetable to remove existing rides and provide for their replacement.

Playland has not introduced new rides into the park in several years. In fact, many of its rides, principally in Kiddyland, are waning in popularity and extremely old--some older than 25 years. Others throughout the park are no longer appealing and exciting for today's visitors.



Updating rides is an essential practice in all amusement parks. The practice allows the park to stay fresh and interesting, have a strong marketing program, as well as make the best use of the latest advances in amusements, in terms of patron capacities, technology, and energy savings. New rides will have a higher hourly rider capacity and provide guests with shorter wait times, allowing them to spend more of their visit to Playland having fun. The new rides are also more compact, so we can fit more rides in the same amount of space. This, in turn, creates more space for visitor amenities like an improved picnic area. All together, this combination of new rides, shorter wait times, and better amenities will make for a much-improved park experience.

As part of its monetary commitment, CAI intends to replace old and tired rides with new, state-of-the-art counterparts in each of the first five years which is the focus of this report. Of course, additional rides will be added throughout the term of the agreement.

While this is a serious commitment, existing conditions at the park could cause this plan to be altered. If infrastructure repair costs are much higher than we anticipate, we will shift priorities within our budget, which could potentially delay some of the ride improvements.

Adding new rides to Playland is extremely important to its future success. Listed below are the proposed ride additions and removals. Because we want Playland to have the newest and best rides, specific plans may change as new rides are developed and introduced to the market.

Potential Ride Additions/Removals
(Listed in Alphabetical Order)

RIDE ADDITIONS (21)		RIDE/ATTRACTION REMOVALS (18)	
Air Race	Moto Coaster	Antique Cars (46)	Slime Buckets (28)
Discovery	Rocking Tug	Crazy Submarine (47)	Sun & Moon (39)
Family Coaster	Samba Balloon	Flying Dragons (33)	Swing Around (44)
Flying Carousel	Sky Chaser	Fun Slide (41)	Up Up & Away (27)
Galleon	Sky Tower	Go Karts (22)	Wipe Out (12)
Happy Swing	Spinning Coaster	Himalaya (42)	Yo-Yo (17)
Hydroracer	Telecombat	Jump n' Bean (40)	Miniature Golf (51)
Jump Around	Vertical Swing	Jungle Jammin (29)	
Magic Bike	Water Mania	Mini Scrambler (43)	
Mega Disk'O	Wave Blaster	Red Baron (31)	
Mini Tea Cup		Sky Skater (20)	

Figure 1-1: Amusement Zone Additions and Removals. Removal notations are keyed to the Westchester County Parks Department map of Playland Park, reproduced in Appendix D.



Figure 1-2: Proposed Amusement Zone Site Plan, Year Five

YEAR ONE: KIDDYLAND IMPROVEMENTS

SPI and CAI envision Playland as the ultimate destination for families. Accordingly, CAI will make a major investment in Kiddyland in our first year.

Older children's and family rides will be replaced with new, state-of-the-art attractions in Year 1. These new rides are designed for the enjoyment of both children and parents, and feature the latest in safety technology.

As in all CAI amusement parks, special attention has been given to ride selection and design. Rides that spin, drop, swing, and give the sensation of flying will be added. The investment in Kiddyland demonstrates a commitment in making Playland a premium family park.

The new rides we currently plan to install in Kiddyland, in the first year, are Jump Around, Happy Swing, Samba Balloon, Magic Bikes, Sky Tower, HydroRace, and Rocking Tug. The Family Flyer will be renovated and improved. Photos and drawings of all these rides are below.

Figure 1-3: Jump Around



Playland Improvement Plan

Amusement Zone

Figure 1-4: Happy Swing



Figure 1-5: Samba Balloon



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Playland Improvement Plan

Amusement Zone

Figure 1-6: Magic Bikes

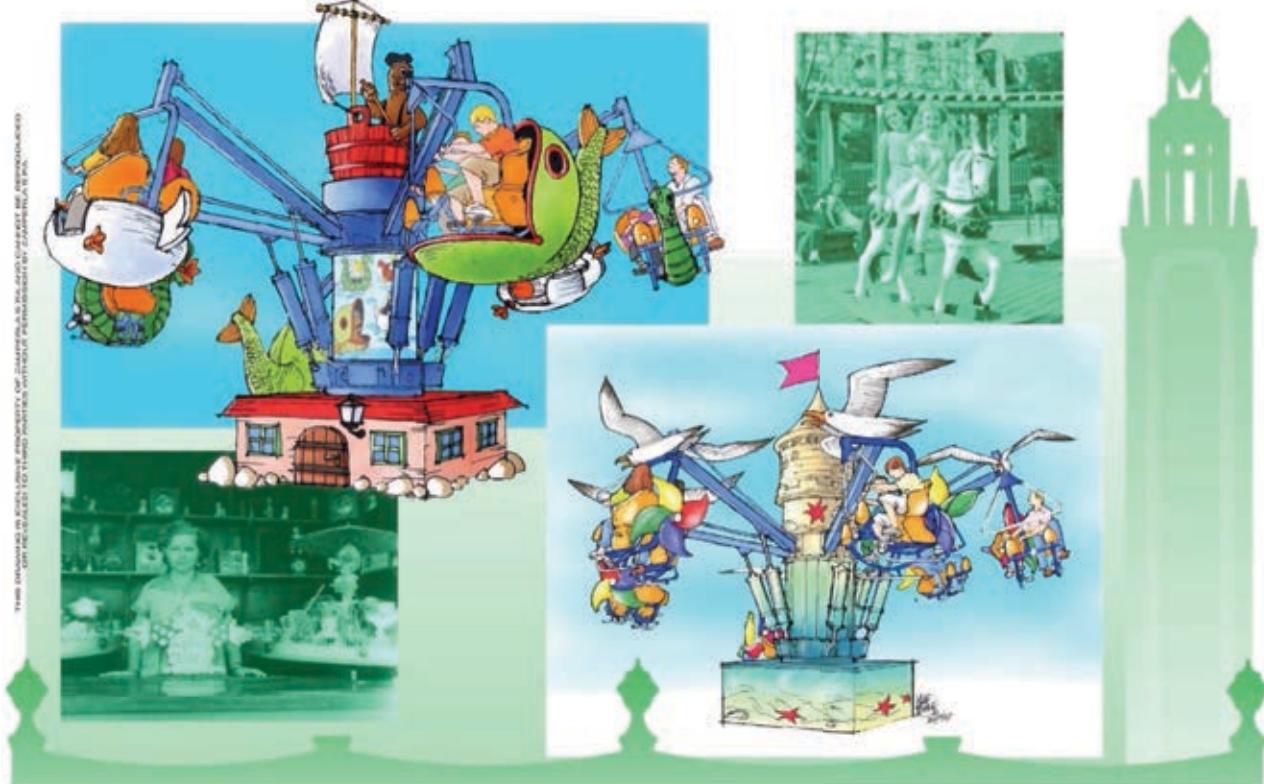


Figure 1-7: Sky Tower



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Amusement Zone

Figure 1-8: HydroRace

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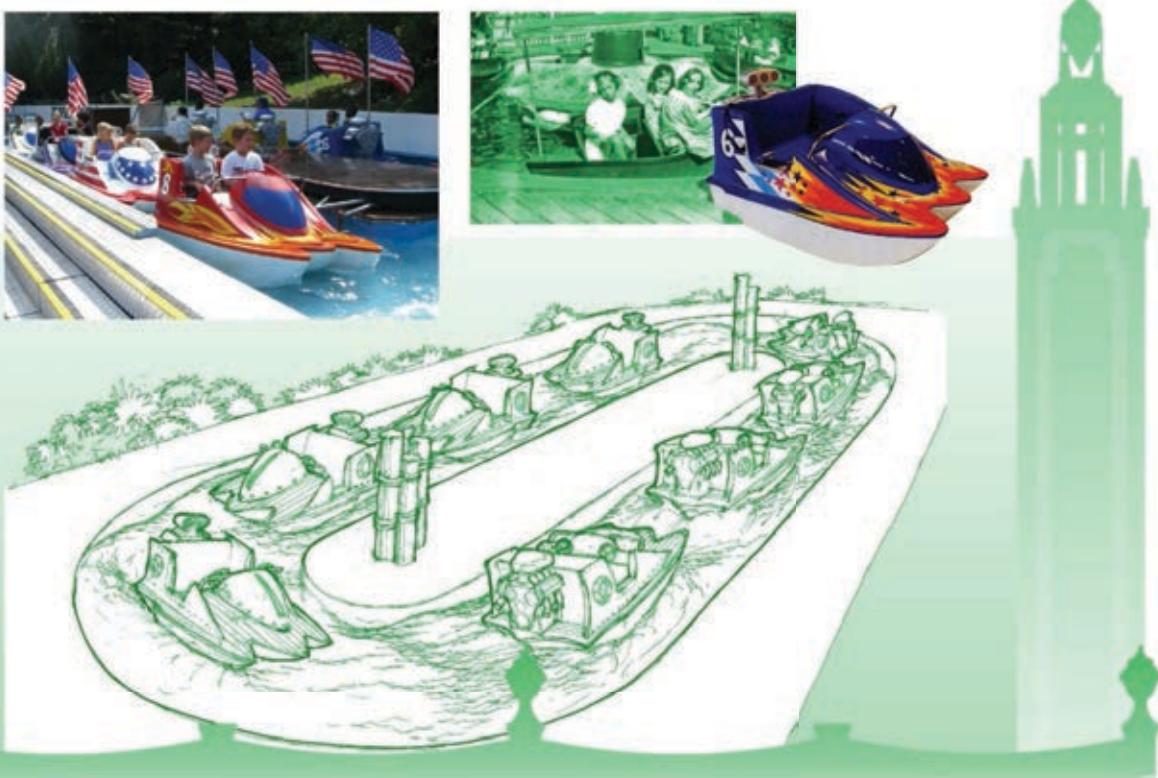


Figure 1-9: Rocking Tug

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Figure 1-10: Family Flyer

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YEARS TWO THROUGH FIVE: MAJOR RIDES IMPROVEMENTS

After the Kiddyland area of Playland has been updated, CAI would look to improve on the larger rides throughout the park. Some of these rides are appropriate for smaller children, while others are more appealing for teenagers (and even some parents).

A significant financial commitment from CAI to improve and modernize the major rides in Playland clearly demonstrates our desire to make Playland one of the top amusement park destinations in the northeast.

Below are the new rides that CAI would install in years two through five. It is presently anticipated that the Playland Plunge will be removed at the end of Year 3 and the site will be restored to picnic and lawn area.

Figure 1-11: Discovery



Playland Improvement Plan

Amusement Zone

Figure 1-12: Galleon



Figure 1-13: Wave Blaster



Playland Improvement Plan

Amusement Zone

Figure 1-12: Flying Carousel



Figure 1-13: Electro Spin



Playland Improvement Plan

Amusement Zone

Figure 1-14: Motocoaster



Figure 1-15: Air Race



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Photo courtesy of Playland Amusement Park. All rights reserved.



Figure 1-16: Spinning Coaster

Playland Improvement Plan

Amusement Zone

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Air Race					\$ 1,100		
Discovery		\$ 800					
Electro Spin			\$ 800				
Family Flyer	\$ 60						
Flying Carousel			\$ 800				
Galleon		\$ 500					
Happy Swing	\$ 70						
Hydroracer	\$ 100						
Jump Around	\$ 80						
Magic Bike	\$ 150						
Mini Tea Cup		\$ 150					
Motocoaster				\$ 4,500			
Rocking Tug	\$ 200						
Samba Balloon	\$ 106						
Sky Chaser					\$ 600		
Sky Tower	\$ 250						
Spinning Coaster					\$ 1,400		
Telecombat						\$ 600	
Vertical Swing		\$ 800					
Water Mania						\$ 600	
Wave Blaster			\$ 300				
Total Rides Investment	\$ 1,016	\$ 2,250	\$ 1,900	\$ 4,500	\$ 2,500	\$ 1,200	\$ 600

Figure 1-17: Proposed Ride Improvement Budget (in 000s)

HISTORIC RIDE RESTORATIONS

Seven of Playland's rides date back to the origins of the park and are listed on the National Register of Historic Places.

CAI, through its relationship with Zamperla, will care for and restore these gems. Most of this work will take place in years three through five, though some minor work will be done immediately.

In some cases, paint and tender loving care will suffice in the short run. In other cases, parts will have to be fabricated (originals no longer available or are inadequate performers) and more extensive work will have to be performed.

It is anticipated that a lot can be accomplished through the regular maintenance program for the Amusement Zone and fit into the annual operating budget.

Other work, beginning in year three, will be funded through CAI's budget allocation for infrastructure and historic preservation. Most of the major work is anticipated to be completed within the first five years of SPI operating Playland.

The following pages outline a preliminary assessment of the needs for eight attractions identified as historic.



Derby Racer

Although the Derby Racer can run every day with routine maintenance, extensive work is required to restore it to its historical grandeur. The horses all need to be repaired or painted. Many horses need new leather upholstery on their saddles. The rotating dish needs wood restoration and paint. The entire enclosure, including the ornate ceiling, needs to be scraped and painted.

The really difficult work lies underneath: the jogging system is currently not working. The mechanism must be studied for possible improvements, including strengthening its parts. The design and installation of a new system (the current one has always been difficult to maintain) may be required.

Grand Carousel

Truly a piece of beautiful art, the Grand Carousel is operable with daily maintenance. All horses need to be closely examined, and so do the carousel's mechanical systems and Gavioli Organ (which dates from 1913). It is anticipated that the rotating mechanism will need parts fabricated, the horses will need repair and restoration, and the organ will need hard-to-find parts as part of a complete overhaul.

Figure 1-18: Derby Racer and Grand Carousel



Ye Old Mill

Ye Old Mill is operable with regular maintenance. The trough at the front of the ride (loading area) leaks badly and needs a fiberglass lining. Walls also need to be replaced at various points along the trough.

The ride's scenes were all replaced about ten years ago by what was then state-of-the-art animatronics. A thorough review of all scenes will be done to determine needed repairs. At some point, an additional scene (already designed) may be added.

Dragon Coaster

Although the Dragon Coaster is operable, to the naked eye it needs a paint job. In so doing old wood is also replaced. The loading and braking systems are antiquated and should be replaced with modern ones. The Dragon Tunnel requires an upgrade of its special effects. A close examination will undoubtedly uncover more issues.

The Whip

This ride is operable with routine maintenance. Its parts will be tested for stress and replaced where needed. Paint and new upholstery will also be applied.

Figure 1-19: Ye Old Mill, Dragon Coaster, and The Whip



Kiddie Coaster

The Kiddie Coaster is able to operate with routine maintenance. A thorough examination of its track, loading and braking systems, and train will be performed to fully evaluate its needs. It will also be repainted.

Kiddie Carousel

The Kiddie Carousel is operable with daily maintenance. The entire ride (horses included) needs paint, and its rotary mechanism needs an overhaul with new parts.

Figure 1-20: Kiddie Coaster, Kiddie Whip, and Kiddie Carousel



HISTORIC PRESERVATION AND LANDSCAPE RESTORATION

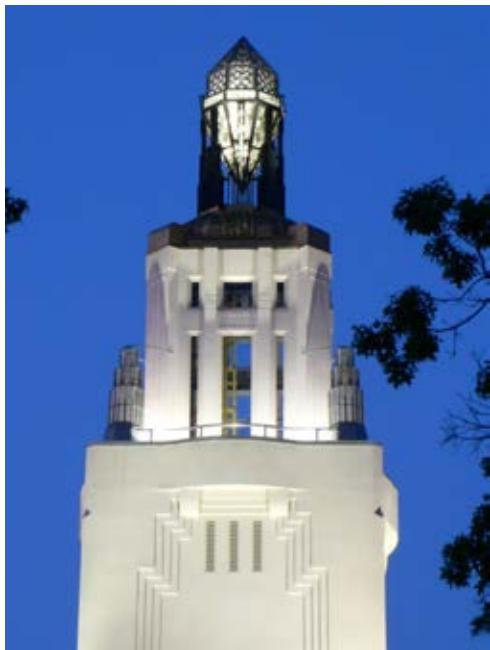
Preserving and restoring Playland's special historic character is central to SPI's mission.

We will work with the County to develop a comprehensive understanding of the buildings and infrastructure of Playland, to develop priorities for restoration, and to participate and invest substantially in the process. In so doing, we recognize that our plans that follow may change, depending on priorities we learn about in our collaboration and discussions with the County, as well as capital project needs we cannot anticipate without that collaboration.

For example, while not discussed here, one project that requires further architectural and engineering analysis involves a group of small buildings in the northwest quadrant, anchored by the existing chicken stand. These buildings will require either extensive renovation or demolition. A plan for this site will evolve pending further study.

While there are extensive needs for restoration throughout Playland, we propose to work first on specific projects to maximize impact on the character of the park, and to demonstrate to the public that Playland is being revitalized. We plan to work under the general framework of the October 2009 Study and Assessment of Various Small Buildings at Playland Park report produced by Busing Associates Architects (see Figure 1-19 below) .





Fourteen towers and several thousand feet of colonnades originally provided the organizing, visual spine of the park. The northern colonnades are gone, and the southern colonnades were altered inappropriately; one tower is gone, and thirteen other towers are in fair to poor condition; and decorative gates at both ends of the park are gone.

Restoration of the towers, the gates, and portions of the colonnades will restore a primary organizing element, and together with the recent restorations of the Boathouse and Music Tower, will provide a clear visual statement that Playland's restoration is in full swing.

Since consistency of design is important, SPI, working collaboratively with CAI, in partnership with the County, will develop design standards for all components, colors, artwork and lighting prior to undertaking any restoration projects.

We propose to begin with the cluster of eight towers and four colonnades that frame the intersection of cross-axis and midway. We would then continue with restoration of all the towers, all the gates, and alteration of the existing southern colonnades to be more historically appropriate. The following is a tentative program for the work, year by year.

We will continue to make investments in Playland in later years, with the scope and prioritization of future projects of these investments to be determined jointly with the County.

Playland Improvement Plan

Amusement Zone

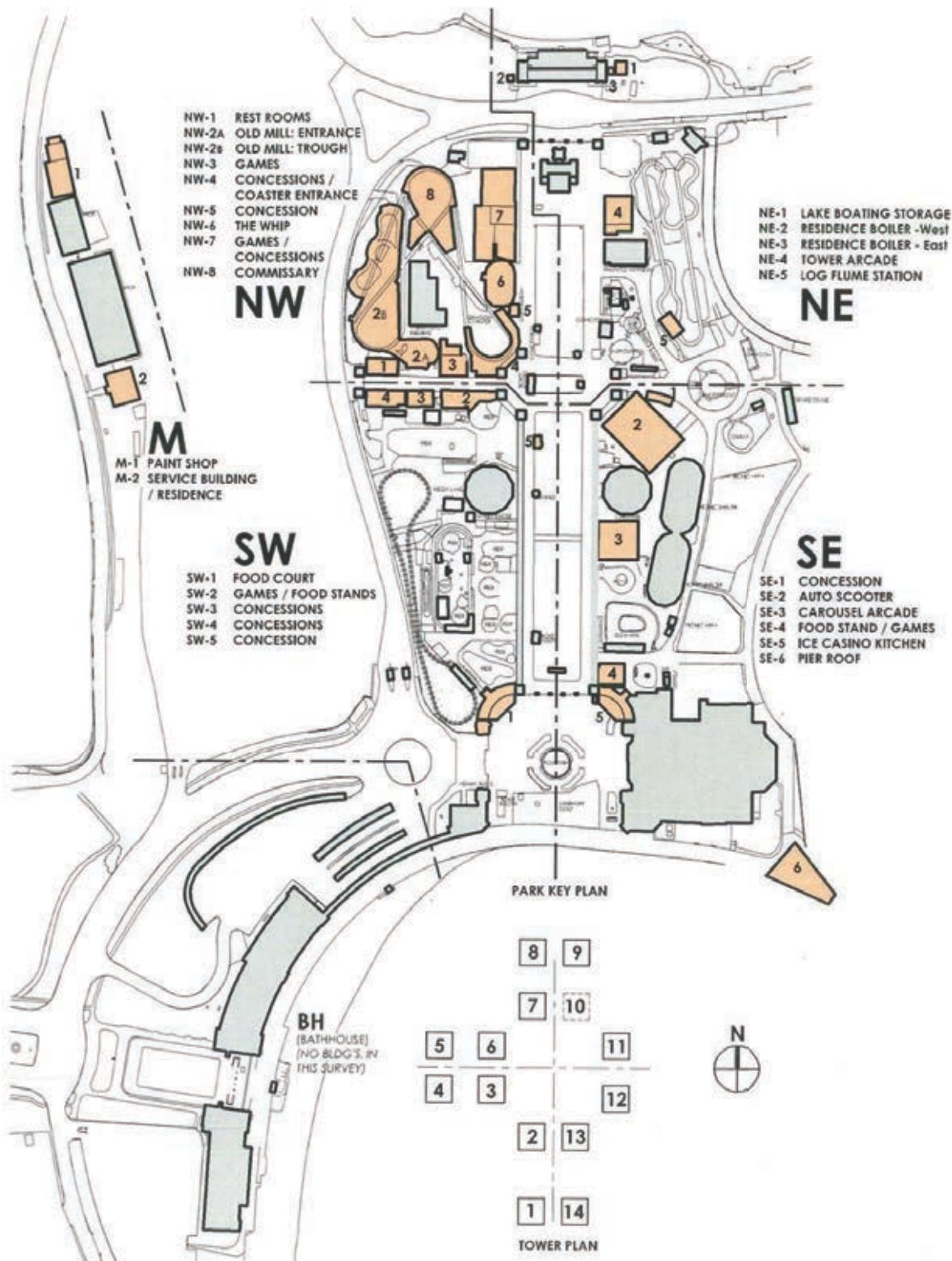


Figure 1-21: Site Plan from Small Buildings Report produced by Busing & Associates LLC, courtesy Westchester County.

Year	Description
One	<ul style="list-style-type: none"> ▪ Prepare Construction Documents for all Tower, Gate and Colonnade Restoration, including standards for artwork, signage, lighting and decorative components. ▪ Restore/rebuild Towers 2 and 3 and their diagonal Colonnade connection. ▪ Remove miniature golf from Fountain Plaza. ▪ Develop landscape restoration plan.
Two	<ul style="list-style-type: none"> ▪ Restore/rebuild Towers 12 and 13 and their diagonal Colonnade connection. ▪ Other restoration to be decided.
Three	<ul style="list-style-type: none"> ▪ Alter the south Colonnades with historically consistent roofs, fascias and signage. ▪ Rebuild the South Gates. ▪ Other restoration to be decided.
Four	<ul style="list-style-type: none"> ▪ Restore/rebuild Towers 10 and 11 and their diagonal Colonnade connection. ▪ Other restoration to be decided.
Five	<ul style="list-style-type: none"> ▪ Restore/rebuild Towers 6 and 7 and their diagonal Colonnade connection. ▪ Other restoration to be decided.
Six	<ul style="list-style-type: none"> ▪ Restore/rebuild Towers 8 and 9 ▪ Rebuild the north Gates ▪ Other restoration to be decided. ▪
Seven	<ul style="list-style-type: none"> ▪ Restore/rebuild Towers 4 and 5 ▪ Restore the Cross-Axis Colonnades ▪ Other restoration to be decided. ▪
Eight	<ul style="list-style-type: none"> ▪ Restore/rebuild Towers 1 and 14 ▪ Rebuild the south Gates ▪ Other restoration to be decided. ▪

Figure 1-22: Architectural Restoration Timeline



Figure 1-23: Original Playland Colonnade



Figure 1-24: Rendering of restored Playland Colonnade. Produced by Busing & Associates LLC, provided courtesy of Westchester County.

Playland Improvement Plan

Amusement Zone

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total
Rides	\$ 1,016	\$ 2,250	\$ 1,900	\$4,500	\$2,500	\$ 1,200	\$ 600	\$13,966
Park Improvements	\$ 750	\$ 649	\$ 719	\$ 763	\$ 809	\$ 901	\$ 974	\$ 5,564
Equipment & Other	\$ 200	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 800
Beach Zone (Infrastructure)	\$ -	\$ -	\$ -	\$ 1,500	\$ 20	\$ 30	\$ 30	\$ 1,580
Total	\$ 1,966	\$2,999	\$ 2,719	\$6,863	\$3,429	\$ 2,231	\$ 1,704	\$ 21,910

Figure 1-25: Projected Capital Budget, Amusement Zone and Beach Zone



Playland Improvement Plan

BEACH AND AQUA ZONE

AQUATIC IMPROVEMENTS

SPI and CAI have determined that an Interactive Water Playground would be the most exciting improvement for Westchester County children and families.

Interactive water playgrounds are innovative attractions, designed to stimulate the imagination and create exciting, hands-on adventures for everyone. They come in vibrant color schemes and have many theming options.

Multi-level platforms and a variety of interactive aquatic controls give participants myriad possibilities to explore and play. Spray nozzles, water valves, and water guns combine the two basic elements of water and fun.

The playground is perfect for families, and is designed for children from toddlers to 12-year-olds. It is also safe, with a zero entry pool and a maximum water depth of 12 inches.

CAI will operate the pool as it exists until year 4. In year 4, CAI will make an investment of approximately \$1.5- \$2 million in this exciting attraction. Along with the beach and the Westchester Children's Museum, this area will become a destination for families, and will become known as the best way to beat the summer heat.





The scope of work would be as follows (subject to permitting and approvals):

Construction

CAI would construct an approximately 7500 (+/-) sq. ft. water playground according to the design of a selected manufacturer.

- CAI's contractor will perform the site work required to stabilize the soil for construction. Typical site work includes excavating the entire area, and compacting it with fill and crushed stone.
- New foundations will be built, according to designs by a licensed structural engineer.
- The pool shell will be constructed of 4000 PSI concrete and shotcrete with #4 schedule 60 rebar, 12" on center, in pool floors, walls, and foundations, as specified by engineer. Pool shell construction includes the placing of all necessary main drains, skimmers, floor returns, and grates, as designed by a licensed engineer.
- The pool will be surrounded by a concrete deck area big enough to host an adequate number of lounge chairs, tables, and umbrellas.
- CAI's contractor would then erect the play structure, including installation of all bollards and netting under the playground. The playground would be built under the direction of a supervisor supplied by the manufacturer.

Plumbing

The project would include all plumbing for

- Filtration system
- Sanitation system
- Pumps to and from pool fixtures

The plumbing includes all schedule 40 PVC pressure pipes, fittings, glue, hangers, schedule 80 valves and flanges, and all necessary hardware. It also includes installation of filter equipment and pumps. In addition, CAI would be responsible for installing all water stops and penetrations necessary for penetrating through the pool, surge tanks, and filter room floor.

Finishes

Perimeter finishes and the finishing around the pool walls will consist of a series of cast-in-place boulders, hand-carved and stained to simulate natural rocks in a tropical setting. The walls will have smooth rockwork running from the deck to the pool floor around the perimeter. The pool floor finish will be AquaFlex.

All depth markers and no diving signs will be counter sunk into the vertical face of the pool and at horizontal face of deck.



Project Timeline

Typically, the timeline for a project of this size would be as follows:

Year Three

- April-August
 - Design
 - Engineering
- October:
 - Demolition
- November-December:
 - Underground mechanicals stubbed
 - Foundations stubbed
- January
 - Activity pool shell poured
- February
 - Underground mechanicals run to filter room
 - Mechanical room remodeled
 - Delivery of Play Structure

Year Four

- April
 - Playground erected
 - Tile Work, AquaFlex, concrete decking, and all other finishes completed
- May
 - Start-up and testing conducted
- June
 - Full-time operation begins

CAI will also operate and maintain the pool until the interactive water playground is constructed. Programming at the interactive water playground will be coordinated with the Westchester Children's Museum. Families will also be able to purchase a combined ticket for the museum, amusement park, pool, and beach.

BEACH IMPROVEMENTS

Thousands of people enjoy the beach each year for good reason—it's a sunbather's haven. CAI proposes to operate the beach with the same care and diligence employed by the Westchester County Department of Parks Recreation and Conservation. Westchester County requirements regarding lifeguards, safety and beach care shall be strictly adhered to.

A percentage of revenue from beach fees and concessions will be used for aesthetic and other necessary improvements to assure a high-quality experience that gets better every year.

Beach operation will include: a lifeguard and first aid program, daily raking, constant cleaning, security, chair and umbrella rentals, and possibly an activities program (primarily for families). We will re-introduce food and beachwear sales onto the boardwalk from decorative carts.

Beach activities will be coordinated with the needs and program development of the Westchester Children's Museum. In addition, families will be able to purchase combined tickets, granting admission to the amusement park, museum, pool, and beach.

During the first two years, SPI and CAI will undertake an in-depth evaluation of the beach. During this period, SPI and CAI will closely monitor and analyze beach conditions, amenities, and usage patterns first hand. This work will determine the beach's capital needs and allow us to develop a capital program, if necessary, for the ensuing years.

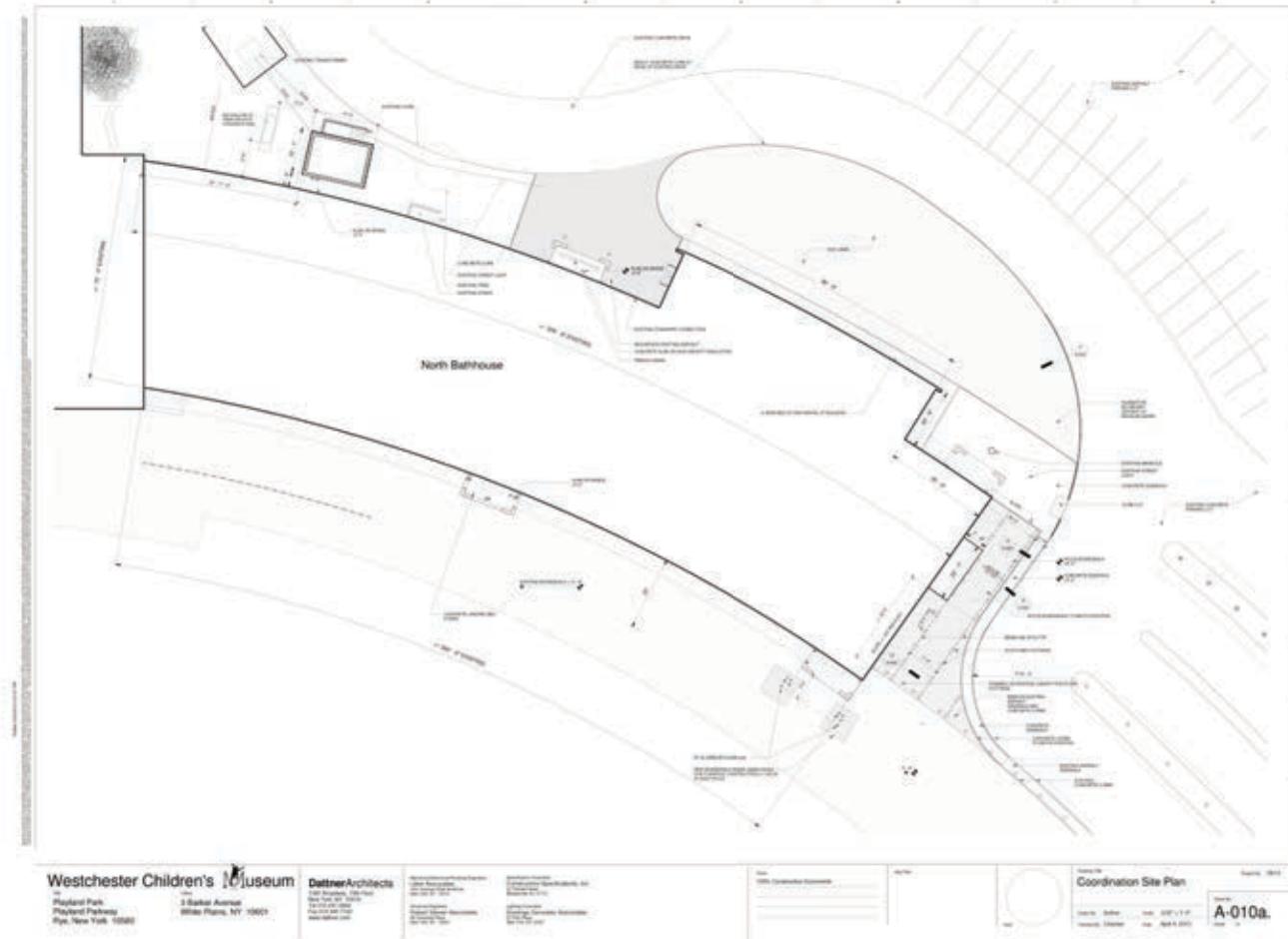


BATHHOUSE RENOVATIONS

SPI is committed to working with the Westchester Children's Museum to fully integrate the new museum into the rest of Playland. Visitors will experience the WCM as a special part of the park, and one that is part of a larger family-oriented destination. Apart from combined ticketing, we envision WCM programming on the boardwalk, at the beach, and on the new Playland great lawn, among other locations.

WCM has created plans to renovate the North Bathhouse. While SPI will not be performing this work, we have included a site plan below.

Figure 2-1: Proposed Westchester Children's Museum Site Plan Detail





Playland Improvement Plan

FIELD ZONE

Playland Improvement Plan

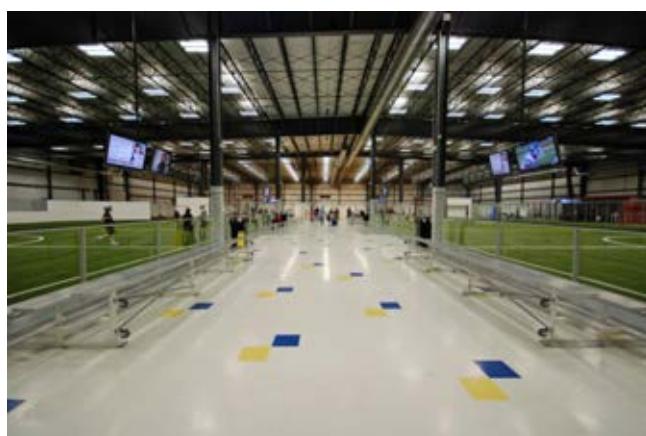
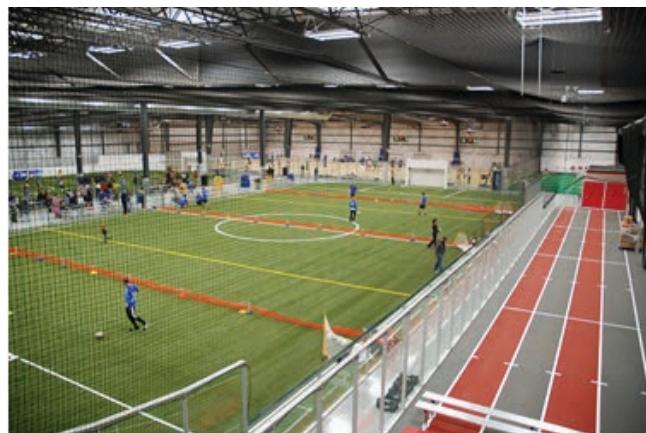
Field Zone

The **Field Zone** will be operated by Playland Sports LLC, a new Westchester-based company.

The mission of Playland Sports is to provide an environment that offers participants of any age, or any skill level, the opportunity to further develop their interests in recreational activities, while placing a high value on sportsmanship, teamwork, and fun. From the friendliness of our staff and instructors, to the cleanliness of our facilities, we pledge to provide the best possible athletic experience. Whether your favorite sport is soccer, field hockey, baseball, softball, football, lacrosse, volleyball, basketball, or golf, the fully climate-controlled facility will add more fun to your game.

Playland Sports engaged P I Sports, LLC (Pinnacle), a national developer of recreational sports venues, to conduct a market feasibility study for a proposed recreational sports project in the Westchester market with an emphasis on Playland. The study area also included communities east of White Plains, south of Greenwich, and north of New Rochelle.

The study investigated the local needs of sports such as lacrosse, soccer, basketball, volleyball, baseball/softball, and football. Pinnacle staff gathered and analyzed pertinent socio-economic and demographic data—both general and sports-specific; identified and



Playland Improvement Plan

Field Zone



interviewed potential customers and competitors; and investigated site issues.

Pinnacle analyzed the relevant data and found a large need for both indoor and outdoor sport facilities in Westchester County. This is due to the combination of an increasing number of sport participants, the decreasing availability of outdoor fields, a lack of indoor facilities, and dissatisfaction with current facilities in the area. An indoor facility of approximately 95,000 square feet to house indoor sport courts and turf fields, as well as two outdoor turf fields, were recommended to meet the area's needs on a year-round basis.

Playland Sports will make the most of the available space by locating fields and the main building as close to the FEMA "V" zone floodplain as permissible (see Figure 1-1 on the next page). The entrance to the indoor facility will be on the side of the building away from nearby residents, to minimize noise and traffic impact. Parking for all activities will be located on the east side of the indoor fields, effectively shielding neighbors from the loading or unloading participants and guests.

The outdoor fields will be located to maintain sight lines to the Long Island Sound from nearby homes.



Figure 3-1: Proposed Field Zone Site Plan



Figure 3-2: Field Zone Floor Plan Detail

The Playland Sports facility will be an impressive, 95,000 square foot building with state-of-the-art, energy-efficient construction and design, along with the latest in sports equipment (see Figure 1-2, above).

Indoor amenities will include, at a minimum:

- Two 100' by 200' soccer/lacrosse fields
- Six tournament-specification volleyball courts which can convert to all, or a combination of, three regulation high school basketball courts (or six basketball training courts)
- Four 15' by 75' batting cages
- Accessible spectator viewing areas
- A full service café with healthy food options
- 20 large, flat-screen TVs with a professional sound system,
- Amenities such as restrooms, meeting rooms, and party rooms.



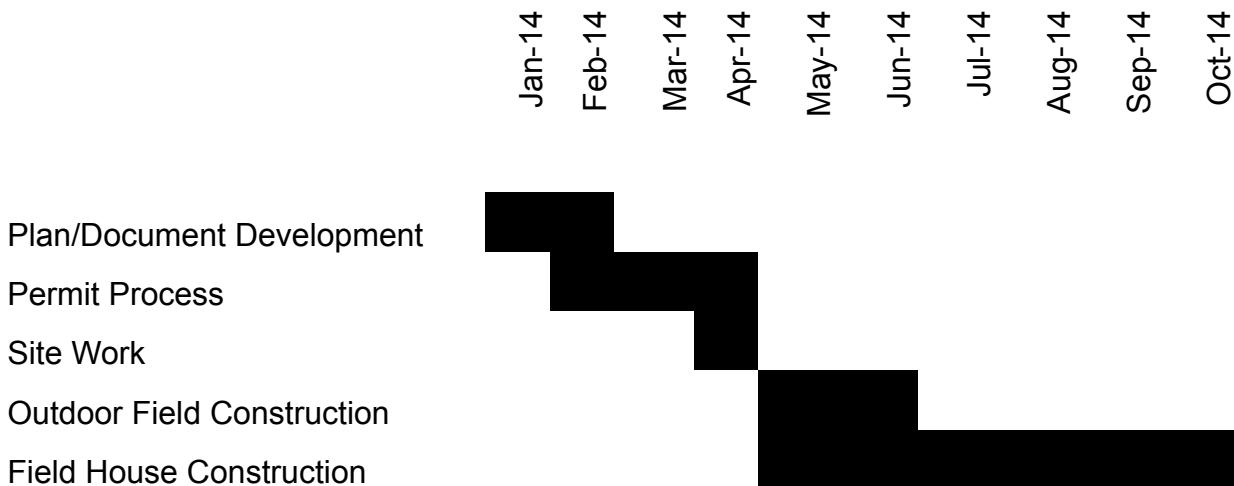


Figure 3-3: Field Zone Indoor Fields Rendering

The outdoor area will include two full size outdoor fields that will be lined for soccer, lacrosse, and football. Outdoor fields will also have ample spectator seating and easy access to the indoor amenities for food service, restrooms, etc.

Access to the facility will be securely regulated by having one main entrance and a check-in process for both visitors and guests. Fields, courts, restrooms, meeting rooms, and the food service areas have all been laid out and designed for the safety and security of Playland's participants and guests as well as the regulation specifications of the various sports.

The timeline for constructing the Field Zone is as follows:



Playland Improvement Plan

Field Zone

Expense Category	Estimate
General Requirements	\$ 110,000
Site Construction	\$ 1,975,000
Concrete	\$ 1,650,000
Masonry	\$ 250,000
Metals	\$ 2,580,000
Wood and Plastics	\$ 47,000
Doors and Windows	\$ 95,000
Finishes	\$ 300,000
Specialties	\$ 880,000
Equipment	\$ 25,000
Special Construction	\$ 50,000
Mechanical	\$ 755,000
Electrical	\$ 450,000
Total Hard Costs	\$ 9,167,000
General Contractor Profit and Overhead	\$ 916,700
Professional Fees (arch., MEP, civil, PM, traffic, geo)	\$ 650,000
Subtotal	\$ 10,733,700
Contingency	\$ 916,700
Performance bond	\$ 91,670
Grand Total	\$ 11,742,070

Figure 3-4: Field Zone Capital Budget



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SPORTS



Playland Improvement Plan

FOUNTAIN PLAZA ZONE



Figure 4-1: Artist's Rendering of Restored Fountain Plaza

PUBLIC SPACE RESTORATION

Originally, the Fountain Plaza served as the southern terminus of the Playland promenade. One could stand on the park's main axis and see Playland Lake to the north, and the Long Island Sound to the south.

Unfortunately, that view has been blocked in recent years by a small miniature golf facility that can no longer compete with modern mini-golf attractions nearby, and miniature golf as an industry has shrunk in recent years. Consequently, the miniature golf facility has become dilapidated. We propose to remove the miniature golf course entirely and restore the visual connection between the Amusement Zone and the Sound. Ideally this project would be complete prior to the first season that SPI manages Playland (as is our current plan).

ICE CASINO RESTORATION

SPI intends to renovate and restore every building on the Fountain Plaza, including the Ice Casino. However, the effects of Superstorm Sandy, and the additional damage created by that storm, has prevented the County from allowing SPI to undertake the necessary due diligence and understand the extent of the needed repairs to the Ice Casino.

Prior to Superstorm Sandy, American Skating Entertainment Centers (SPI's ice rink operator) estimated a needed investment of approximately \$640,000, all of which would be spent within the first year of SPI taking the helm at Playland. Further, to the greatest extent possible, we would like to coordinate with Westchester County to implement many of these improvements while the Ice Casino is closed for the roof repairs. This will expedite our renovation process and equally important, generate noticeable aesthetic and functional improvements when the customers finally start to return to the building.

The capital investment is imperative for Playland Ice Casino's long-term success. If the building continues to deteriorate, the entire business model will suffer significantly and may no longer be viable in the near future. These projects must be completed as soon as possible to enhance Playland Ice Casino's public image with returning and potential customers, ensure a safe operating environment for patrons and employees, and enable Playland to compete effectively with other area ice skating and entertainment facilities

The major projects are as follows:

1. Lobby Area – the Ice Casino needs a first-class guest services area to properly serve its customers. The current configuration is not inviting, customer-friendly or conducive for new or repeat customers to participate in the rink's programs and activities. We will upgrade the entire lobby including: construction of a guest services desk and office area; removal of glass booth and turnstiles; and installation of new lighting, seating, flooring, and glass doors leading to the main rink.
2. Rubber Floor – new rubber flooring must be installed in primary off-ice areas and additional rubber added to connect to new guest service desk in the lobby. The existing floor is at least 15 years old (typically rubber floor is replaced every 10 years), and it is aesthetically unattractive and dangerous.



3. Bathrooms/Locker Rooms – completely remodel existing bathrooms and locker rooms.
4. Studio Rink – this great resource can be better utilized if upgraded and made more user-friendly. We will install new dasher boards, clean and replace glass as necessary, paint entire area, and install new hockey nets.
5. Lighting Systems – need to be upgraded to brighten entire building and be energy efficient. This will have a positive customer impact and mitigate energy consumption.
6. Snack Bar – remodel to improve customer experience If SPI builds a separate snack bar/café adjacent to the Ice Casino that can readily service the Ice Casino's customers and can be accessed directly from the Ice Casino, then ASEC will close the existing snack bar and direct all of its customers to SPI's venue. In that case, ASEC will re-allocate our snack bar upgrade budget (approximately \$55,000) to build out 2-4 new locker rooms in the area currently occupied by the snack bar. This will actually be more beneficial for the overall ice rink operations as the majority of the locker rooms are not on the ice rink level, which is both inconvenient and unsafe.
7. Sound System/specialty lights/TVs - very important to attract public skating customers and generate revenue.

ASEC will work diligently in coordination with the County to implement these necessary improvements in the most expedient manner, to minimize customer interruption, while insuring the highest quality workmanship. We anticipate completing all of the projects during the first 6-12 months of operation, and hopefully sooner, subject to the ability to work while the building is closed.

Playland Improvement Plan

Fountain Plaza Zone

Item	Description	Estimate
Lobby	Construct Guest Services Desk and office. Significantly improve customer service, guest relations, and the perception of the facility. This will increase interaction with residents and facilitate program registrations	\$ 90,000
Rubber Flooring	Replace rubber flooring throughout entire facility. Current rubber is dirty and unsafe. Need to provide additional flooring for access from rink to guest services.	\$ 110,000
Bathrooms	Bathrooms need complete re-model including stalls, hardware, painting, flooring, tile	\$ 50,000
Locker Rooms	Locker Rooms need complete re-model and upgrade	\$ 35,000
Studio Rink	Dasher Boards/Glass/Nets/Paint	\$ 55,000
Refrigeration Package	Maintenance	\$ 25,000
Lighting and electrical	Rink and common area lighting and electric services, install energy efficient lighting systems	\$ 75,000
Electronic equipment	Computers	\$ 5,000
	Telephone Equipment	\$ 1,500
	POS system	\$ 16,000
Office Equipment	Office Furniture	\$ 8,000
	Other Office Equipment	\$ 2,000
Building Maintenance	Tools	\$ 1,500
	Other	\$ 5,000
On-Ice program equipment		\$ 3,000
Cleaning equipment		\$ 3,000
Snack Bar		\$ 55,000
Sound system, specialty lights and 6 TVs		\$ 60,000
Rental Skates		\$ 25,000
Security/CCTV		\$ 15,000
Total		\$640,000

Figure 4-2: Ice Casino Capital Budget

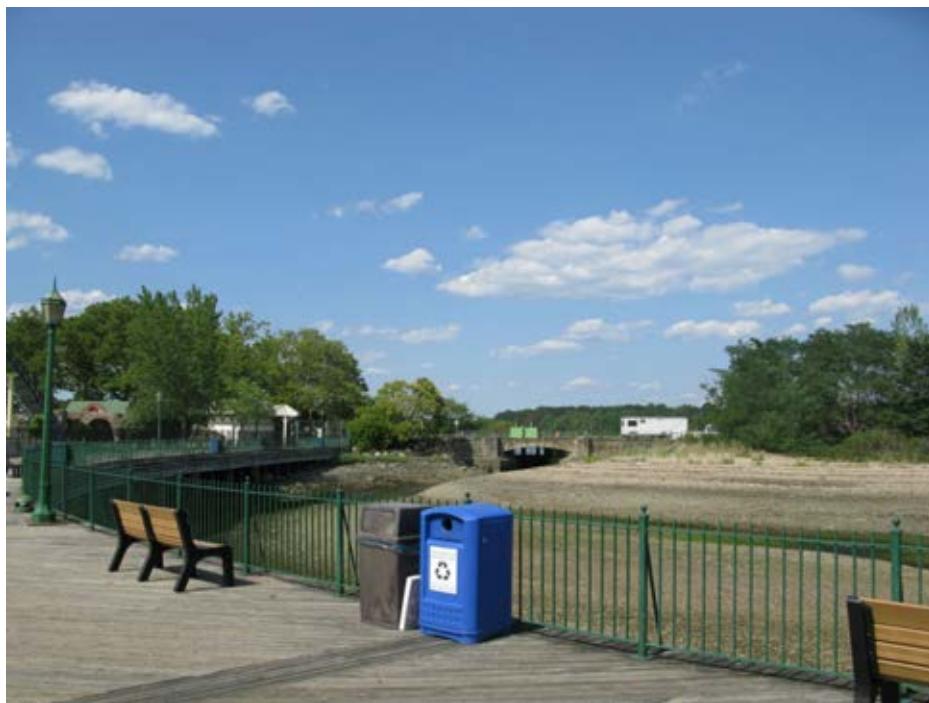
BUILDING RESTORATION

In addition to the Ice Casino, SPI intends to renovate and restore all of the buildings on the Fountain Plaza. It is anticipated that the current Burger King building will be renovated and restored within the first three years. Because SPI has not been able to perform due diligence with architects, engineers, and construction experts, we do not currently have a budget or timeline for these projects. SPI will submit a separate capital plan for those facilities at the appropriate time.



Playland Improvement Plan

SHORE ZONE



While SPI's plans for improving the Shore Zone are extremely preliminary at this point, the ultimate plan will include the following:

Demolitions

- Demolish the outbuildings beside the Boathouse.

Renovations

- Renovate the heating system for the Boathouse to eliminate the need for the outbuildings
- Restore the lake edge restoration next to main parking lot similar to restoration project to the east of Boathouse.

Construction

- Investigate demonstration projects to provide renewable energy, to reduce the environmental footprint of Playland
- Improve landscaping and picnic area west of Boathouse.



Playland Improvement Plan

APPENDIX A: PLAYLAND PARK ZONE MAP





Playland Improvement Plan

APPENDIX B: PARKING COUNTS BY ZONE





Playland Improvement Plan

APPENDIX C: PARKING DEMAND ANALYSIS MEMO



- Site Planning
- Civil Engineering
- Landscape Architecture
- Land Surveying
- Transportation Engineering
- Environmental Studies
- Permitting
- Construction Services

MEMORANDUM

DATE: August 21, 2013
TO: Mr. John Abate
Mr. Eric DeGraw
ALSO TO: Mr. Norm Gill
FROM: Richard J. Pearson, PE, PTOE
RE: JMC Project 13010
Sustainable Playland
100 Playland Parkway
Town of Rye, NY
SUBJECT: Preliminary Traffic & Parking Analysis

We have prepared this memorandum to provide a preliminary evaluation of traffic operations at intersections in the vicinity of the site, site access and on-site parking for the proposed revitalization of Rye Playland. Our analysis considers the Sustainable Playland proposal for the renovation of the existing amusement park, the proposed Field Zone indoor and outdoor fields and recreation areas, the renovation of the Casino Ice Rink and the proposed Westchester Children's Museum. The final analysis will evaluate separate scenarios for non-summer conditions and summer conditions since non-summer activities occur for the majority of the year and are associated with lower existing traffic volumes.

A. Traffic

We have undertaken field reconnaissance to determine existing roadway and intersection characteristics, including pavement widths, traffic controls, sidewalks, parking, pavement markings, roadway grades, public transportation and related factors. Our analysis includes the following roadways:

1. Playland Parkway (CR152)
2. Boston Post Road (US1)
3. Forest Avenue
4. Milton Road
5. Midland Avenue

6. Old Post Road
7. Theodore Fremd Avenue
8. Playland Access Drive
9. New York State Thruway Access Drive
10. North Street

Manual field traffic counts were conducted on a Friday 3/1/2013 and 8/2/2013 from 4:00 PM to 8:00 PM and on a Saturday 3/2/2013 and 8/3/2013 from 10:00 AM to 2:00 PM and 4:00 PM to 8:00 PM at the following intersections which are shown on the attached Figure A, "Traffic Analysis Study Area.":

1. Playland Parkway & Thruway Ramps
2. Playland Parkway & Milton Road
3. Playland Parkway & Midland Avenue
4. Playland Parkway & Forest Avenue
5. Theodore Fremd Avenue & Playland Access Drive
6. Theodore Fremd Avenue & North Street
7. Playland Parkway & Playland Access Drive
8. Playland Access Drive & Old Post Road
9. Old Post Road & Thruway Access Driveway
10. Old Post Road & North Street
11. Playland Parkway Eastbound Ramp & Boston Post Road

In addition to the manual counts, automatic traffic recorders were installed at two locations to obtain 24 hour count data. Based on the manual and machine counts, we have determined 2013 existing peak hour volumes for analysis of non-summer and summer traffic conditions during Friday afternoon/evening, Saturday midday and Saturday afternoon/evening. Sunday traffic conditions have not been analyzed since park attendance and existing traffic volumes not associated with the site are typically lower on Sundays as compared to Saturdays.

Future no-build traffic volumes will be projected by applying a growth rate to the existing traffic volumes and adding traffic from the proposed uses. We have coordinated with representatives of the other proposed uses. We also coordinated with the County Departments of Parks, Recreation & Recreation, Planning and Public Works regarding existing and anticipated conditions and potential improvements. Summer and non-summer traffic volumes have been evaluated.

The existing roadway system provides excellent access to the site. Major intersections are signalized and the Playland Parkway is under the jurisdiction of the County. The existing intersections typically operate without substantial delays. Based on our review of existing conditions and the projected traffic volumes for the various uses, it is

anticipated that the additional traffic associated with the proposed Field Zone and Westchester Children's Museum as well as the reoccupation of the Casino Ice Rink can be accommodated without substantially impacting delays at the analyzed intersections.

Delays currently exist on peak operating days such as the Fourth of July holiday. These delays are a combination of approaching traffic volumes and the impact of queuing from the internal parking access gates extending back to the area intersections. Internal improvements will be recommended in the final study to enhance the flow of traffic into the parking lots and to increase the capacity to accommodate vehicles in queue.

B. Parking Analysis

We have undertaken an extensive parking evaluation, including an assessment of the existing parking supply, typical summer parking utilization, the anticipated modifications to the existing supply, the projected parking utilization for Field Zone, Westchester Children's Museum and the Casino Ice Rink.

The site currently provides a total of approximately 3,199 parking spaces, including parking used as needed in the northeast corner of the site as well as the use of approximately 125 employee parking spaces within the lawn areas just inside the entrance to the site which the County indicated is used primarily on the Fourth of July.

Parking utilization surveys were performed on Friday 8/2/2013 and Saturday 8/3/2013 to assess typical summer weekend parking utilization as a base condition. As shown on Tables 1 and 2, the existing parking lot utilization was well below capacity during the recent survey. The Friday utilization peaked at 1,199 spaces at 9p.m., resulting in a maximum of only 37.48 percent of the overall supply being utilized. The Saturday utilization peaked at 838 spaces at 6p.m., with a maximum utilization of only 26.20 percent of the overall supply. The existing parking utilization occurs primarily between the main parking lot entrances and the park entrance near the dragon coaster. A relatively low number of cars are typically parked within the majority of the Field Zone redevelopment area.

The County provided park attendance data from 2010 to the present. The attendance on 8/2/2013 was 5,083 and the attendance on 8/3/2013 was 4,458. Based on our review of the data provided by Westchester County Parks, Recreation, & Conservation, the park attendance on the surveyed weekend were above average.

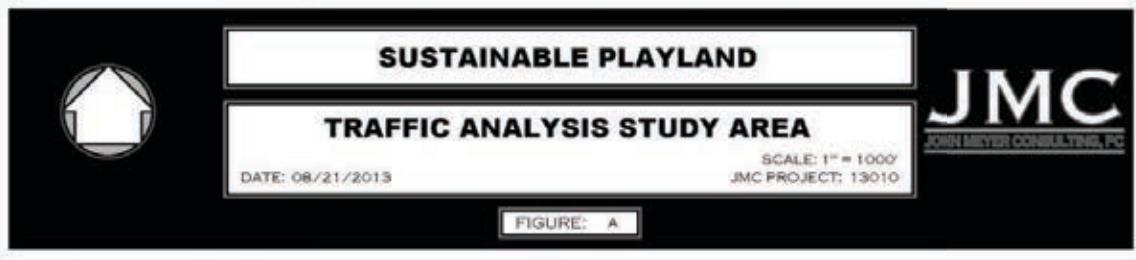
As shown on the attached graphs, the park had a peak attendance on 7/4/2010 of 18,031. Thus, this attendance approximates the current capacity of the site. It should be noted that current layout and traffic control issues reduce the maximum use of space, which contributes to traffic being turned away.



When the parking is full on the site, arriving vehicles are not permitted to enter the park. As shown on the graphs of attendance in 2010, 2011, 2012 and 2013, the Fourth of July is by far the busiest day of the year and is an anomaly relative to typical parking utilization at the park. Other busy days include Memorial Day, Labor Day and special events such as concerts. The County discussed existing operations relative to the uses of various parking areas as well as the occasional parking management currently implemented by the County on busy days.

As a result of the proposed uses, there will typically be additional parking demands and there will be a reduction in overall parking supply. The changes in parking supply are shown on Table 3. With the implementation of temporary parking along the site access driveway during evenings on busy days, there would be a net reduction in the supply of approximately 848 spaces. It is anticipated that the Field Zone would not have typical scheduling during the busiest days of the park and the Field Zone spaces could be used by families attending the park. The Westchester Children's Museum would be expected to not have a substantial number of visitors that are not attending the park on busy park days.

The park has a peak ratio of approximately 5.63 park attendees per parking space per day, which includes the turnover of certain spaces of families not staying all day, the use of public transportation and private buses, as well as drop off activities. Applying the 5.63 ratio to the net reduction of 848 spaces reduces the daily capacity to approximately 13,200. As shown on the graphs, the attendance did not reach this level other than the Fourth of July. Accordingly, the proposed parking supply will be able to accommodate most or all parking demands other than the Fourth of July. Variable pricing is currently used at Playland for parking and the future pricing should continue to use variable pricing, with possible adjustments to the pricing. Improvements will be recommended to pavement markings, traffic control signs and wayfinding signs within the site. A parking management plan will also be included in the final report. Variable message signs and other methods should continue to be used to advise motorists on busy days. The use of public transportation should also be encouraged on busy days.



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TABLE 1
Parking Utilization Survey Performed on Friday August 2, 2013

Time	Main Lot	Occupied Spaces			Entrance Lawn Area (Employee)	Total Occupied Spaces	Percentage of Occupied Spaces
		Beach/Pool Lot	Employee/ Bus Lot	Northeast Lot			
Supply	2,191	197	95	591	125±	3,199	-
11:00 AM	133	33	38	1	0	205	6.41
12:00 PM	197	59	41	2	0	299	9.35
1:00 PM	278	111	41	3	0	433	13.54
2:00 PM	348	119	49	5	0	521	16.29
3:00 PM	379	122	55	3	0	559	17.47
4:00 PM	419	94	50	4	0	567	17.72
5:00 PM	433	74	57	4	0	568	17.76
6:00 PM	479	63	72	3	0	617	19.29
7:00 PM	657	75	71	5	0	808	25.26
8:00 PM	842	118	69	3	0	1,032	32.26
9:00 PM	1,007	111	78	3	0	1,199	37.48
10:00 PM	990	102	76	3	0	1,171	36.61

Park Attendance total was 5,083 on 08/02/2013.

TABLE 2
Parking Utilization Survey Performed on Saturday August 3, 2013

Time	Main Lot	Occupied Spaces				Total Occupied Spaces	Percentage of Occupied Spaces
		Beach/Pool Lot	Employee/Bus Lot	Northeast Lot	Entrance Lawn Area (Employee)		
Supply	2,191	197	95	591	125±	3,199	-
11:00 AM	139	14	34	3	0	190	5.94
12:00 PM	281	18	34	5	0	338	10.57
1:00 PM	386	16	46	6	0	454	14.19
2:00 PM	467	19	47	6	0	539	16.85
3:00 PM	600	23	52	7	0	682	21.32
4:00 PM	683	35	61	10	0	789	24.66
5:00 PM	725	36	58	6	0	825	25.79
6:00 PM	757	27	49	5	0	838	26.20
7:00 PM	671	6	48	4	0	729	22.79
8:00 PM	584	3	44	3	0	634	19.82
9:00 PM	514	1	41	2	0	558	17.44
10:00 PM	338	1	35	2	0	376	11.75

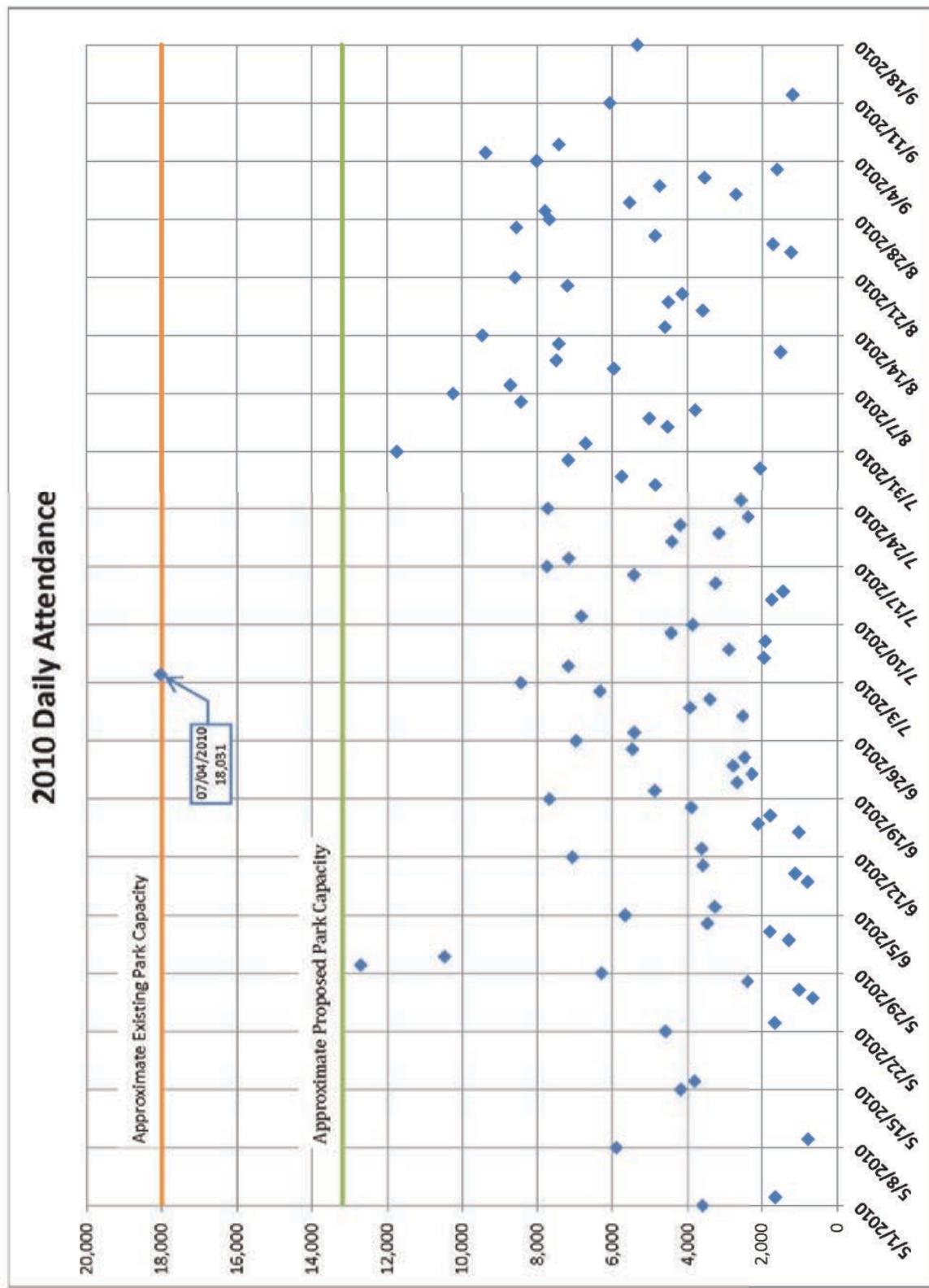
Park Attendance total was 4,458 on 08/03/2013.

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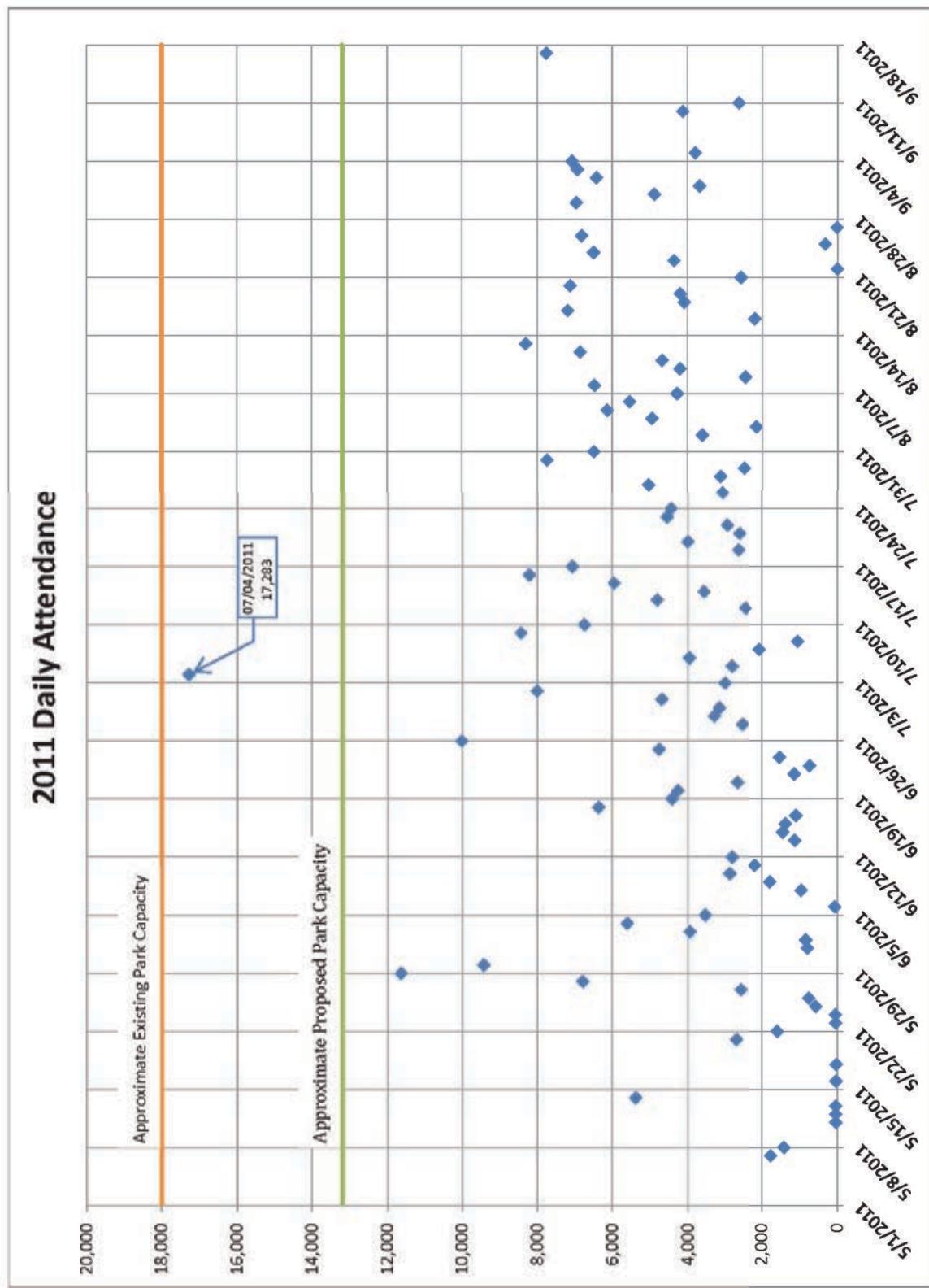


Table 3**Parking Supply Summary**

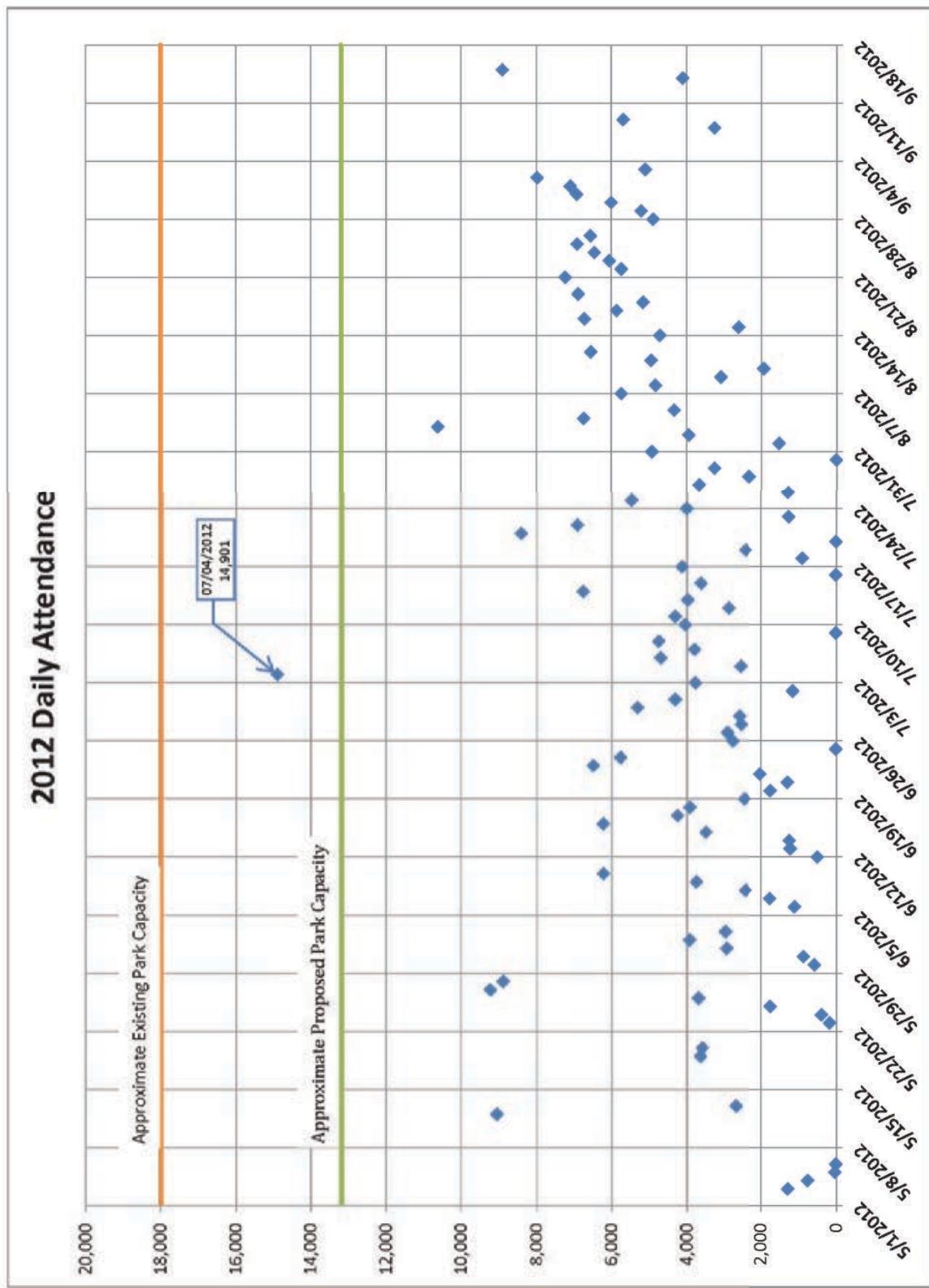
DESCRIPTION OF PARKING	SPACES
EXISTING OVERALL	3,199
FIELDZONE REDEVELOPMENT AREA	-
Existing	1,523
Modified/Retained	343
Fieldzone	214
TEMPORARY PARKING ALONG ACCESS DRIVE	118
PROPOSED OVERALL WITH TEMPORARY PARKING ALONG ACCESS DRIVE	2,351
NET REDUCTION	(848)



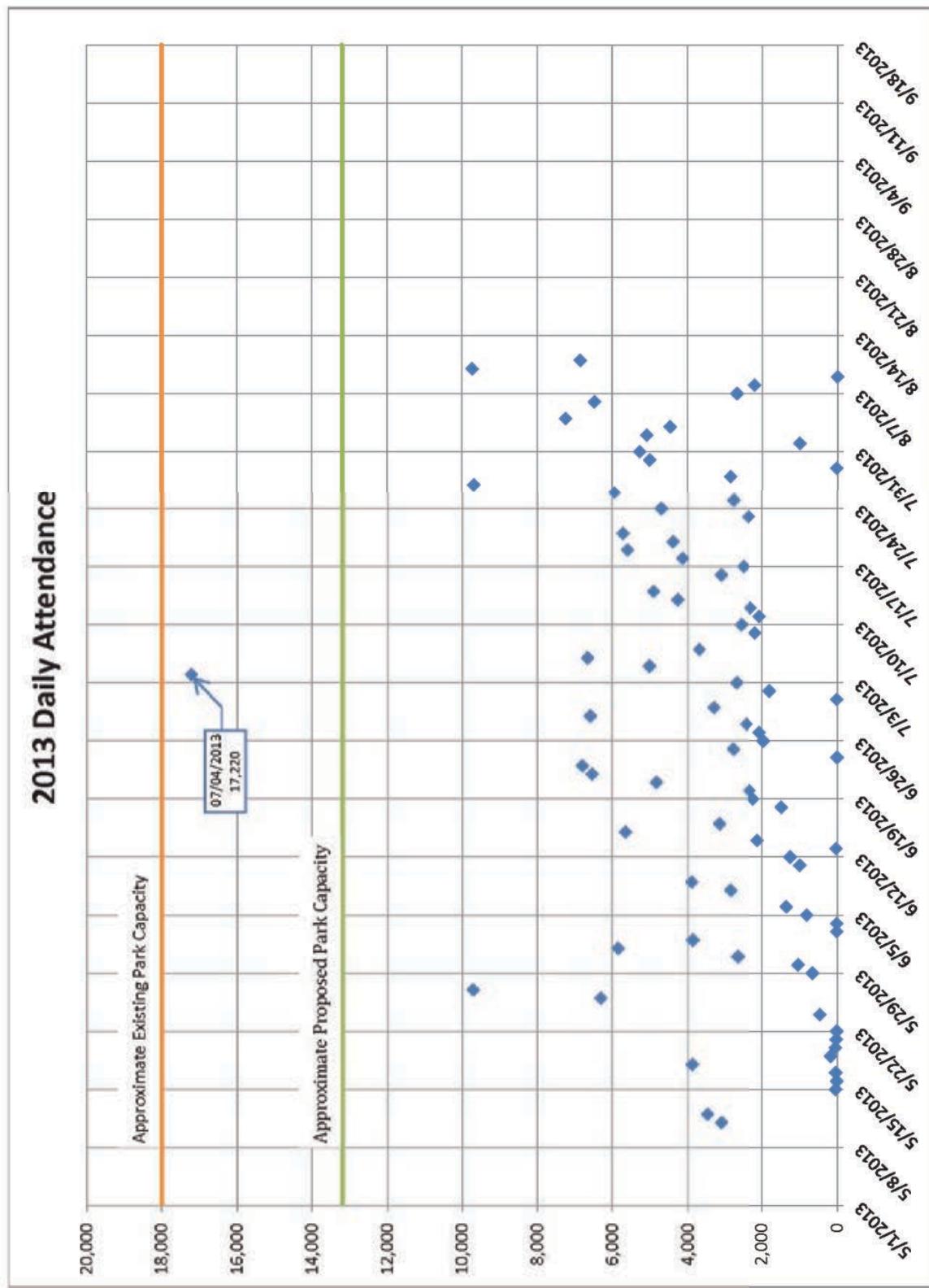
1. Attendance data provided by Westchester County Parks, Recreation and Conservation



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1. Attendance data provided by Westchester County Parks, Recreation and Conservation



Playland Improvement Plan

APPENDIX D: WESTCHESTER COUNTY PARKS MAP OF PLAYLAND PARK

Playland Improvement Plan

Appendix D





Playland Improvement Plan

PUBLIC SAFETY PLANS

SECURITY

CAI will employ a reputable security company to work daily in the park. This company and CAI will work closely with the Westchester County Police Department. CAI plans to fully develop the overall security plan together with the Westchester County Police and other emergency agencies. CAI will also enter into an Agreement with the Police Department to determine the need and frequency for an on-site, uniformed presence.

RIDE SAFETY

Individual Ride Evacuations

CAI will draw from its experience to develop an evacuation plan for each ride as well as the entire park.

Individual ride evacuation procedures followed are well established through standards developed by American Society for Testing and Materials (ASTM). CAI combines its knowledge of these standards together with its own intimate knowledge of the mechanics and electronic systems involved in each ride to develop a specific Playland plan. Listed below is a sample procedure manual currently employed by CAI in another park describing necessary behavior in response to accidents and incidents.

CAI Ride Incident and Accident Procedures

In all accidents and incidents, CAI's main priority is the safety and satisfaction of our guests. Incident reports must be filled out for all guests who receive an injury while a ride is in operation (a ride accident or a ride incident). If a guest is injured on a ride, the following procedures should be followed based on the type of injury received by the guest(s).

Ride Accidents

As defined by government codes, a ride "Accident" is defined if 1 of 2 things happens to a ride while the ride is operating:

A person requires medical attention after going on a ride and receiving the assistance of First Aid (ambulance is called immediately and the person is taken to the hospital)

If an accident occurs, the following people should be notified in the following order:

1. Ride Technician
2. Manager on Duty
3. First Aid, if necessary

The Manager on Duty should proceed to contact the highest level of park management.

If a ride is involved in an accident, it must be shut immediately until inspected and approved for operation.

Ride Incidents

As defined by the code, a ride “Incident” is defined if a person receives the assistance of First Aid after going on a ride but requires no further medical attention (i.e., person receives an ice pack or a band aid). The injury must be a result from the operation of the ride.

If an incident occurs, the following people should be notified in the following order:

1. Ride Technician
2. Manager on Duty
3. First Aid, if necessary

The Manager on Duty should proceed to contact the highest level of park management.

If a ride is involved in an incident, it must be inspected and approved for operation by a CAI or Park technician.

Ride Area Incidents

A ride area incident involves a person receiving the assistance of First Aid for an injury received in the ride area that does not involve the operation of the ride (i.e., tripped while exiting ride vehicle, got fingers pinched in a vehicle door, stubbed toe while walking to seat, etc.). In a ride area incident, please make sure of the person's well-being and call for the assistance of First Aid, if necessary. Then, when the person has exited the ride area, normal ride operation may resume.

OVERALL PARK EVACUATION PLAN

CAI has experience in the development of evacuation plans and recognizes that each plan must be specific to the individual park. With that thought in mind CAI will work with the Westchester County Police as well as other emergency agencies to develop the Playland evacuation plan. Key exercises shall include:

- Review of existing plans
- Review of existing governmental chains of command
- Establishment of working relationships with emergency service providers
- Establishment of working relationships with area hospitals
- Establishment of working relationships with transportation officials and agencies
- Definition of roles and responsibilities for park personnel, police and emergency responders
- Establishment of a list of essential items to store and in park protocols

The establishment of a comprehensive evacuation plan is multi-faceted and must cover a myriad of specific situations. The International Association of Amusement Parks and Attractions, through its membership offers many resources and guidelines to develop plans for specific parks. One such expert, and frequent CAI collaborator, is Thomas M. Sheehan. He is recognized not just by The International Association of Amusement Parks and Attractions, but also The National Association of Amusement Ride Safety Officials, The Amusement Industry Suppliers International as a well-regarded safety expert. CAI will draw upon these resources as well as those provided by local officials and emergency responders to develop a Playland Plan.

ADHERENCE TO INTERNATIONAL STANDARDS

The CAI culture places safety above all else. To that end, CAI, along with the amusement industry strictly adheres to the international standards for safety in manufacture and operations as promulgated by ASTM.

ASTM International, formerly known as the American Society for Testing and Materials (ASTM), is a globally recognized leader in the development and delivery of international voluntary consensus standards. Today, some 12,000 ASTM standards are used around the world to improve product quality, enhance safety, facilitate market access and trade, and build consumer confidence.

All Zamperla rides are manufactured and rigorously inspected to meet ASTM standards. CAI parks also follow ASTM safety standards in their operations and maintenance programs.

The F24 committee of ASTM establishes the standards for the amusement committee. Demonstrating their commitment, CAI President Valerio Ferrari is an active member of the committee. He, together with a group of professionals, including Joe Montalto of High Mountain Enterprises, a CAI consultant, promoted a successful campaign to establish ASTM as the standard to be used by the State of New York when inspecting amusement rides.

Mr. Ferrari and Mr. Montalto also serve as members of the New York State Amusement Safety Board.