

CINEMEX MOVIE THEATER

PART OF PHASE III OF THE VILLAGE AT GULFSTREAM PARK

IMPACT EVALUATION STATEMENT

EXECUTIVE SUMMARY

The Gulfstream Park Racing facility is an approximately 240 Acre site located near the southeast corner of Hallandale Beach Boulevard and South Federal Highway. The property redevelopment includes not only thoroughbred horse racing and casino facilities, but also mix use and commercial-recreational development. The mixed use approvals include allowance for retail, office, commercial, residential, theaters, recreational and hotel development. As a part of that approval, and for the continuation of the commercial recreational theme of the property, the Cinemex movie theater is proposed to be constructed to enhance the attraction of the overall property.

The current level of theater development permitted in the mixed use allows for up to 2,500 theater seats. The Cinemex project includes 996 seats in an 11 screen facility. The theater will have upscale features, including auditorium comfort seating and an upscale snack and eating concession, which will have a bar and a limited eating area in the theater lobby for waiting customers. Two of the auditoriums will be on a second level of the building and will be accessed by escalators and elevators. The proposed Cinemex Movie Theater will adhere to, and complement the development and architectural standards approved for the Village at Gulfstream Park .

The outside patron entry and waiting area of the theater, located on the north end of the building, will include decorative concrete pavement, paver sidewalks, tree wells and a water feature. The entry area is integrated with the adjacent building "1700" improvements, which includes an existing outside dining patio and paver sidewalk that abuts the proposed theater pedestrian plaza area. Parking for the Cinemex theater is included in the overall Gulfstream Park parking lot system which can accommodate the anticipated parking demand for the theater. Roof and surface drainage for the site will be routed into the existing, improved Gulfstream Park drainage system. Paving for the site will include a rerouting of the access drive from the existing south valet drive to the south parking area of Gulfstream Park. The new traffic pattern will include accessing the existing south parking lot from the new theater drive. The theater drive will include a 12 foot wide combined dropoff and loading lane on the east side of the building. Loading use will be restricted to hours when the theater is closed to patrons. Sidewalks are provided on the north, east and south sides of the building. Limited sidewalks provided on the west side of the building are for building service and emergency egress only. The west side of the building is a service area shared with the "1700" building and will include a trash compactor and enclosure and an access drive to the compactor. The urban character of the development limits the landscape features. Landscaping is provided in all unpaved areas.

Water and sewer utility service to the theater will be provided from existing mains constructed as part of the existing Village at Gulfstream Park development. A fire main extension will be provided to sprinkle the building. Gas, electric and telephone connections will be provided from adjacent facilities from those utility providers.