



# WILLETS POINT PHASE II, QUEENS, NY

STADIUM PARCEL SUBMISSION FOR PRELIMINARY REVIEW – STRUCTURES AND OPEN SPACE

MAY 20, 2024

# **I. SITE + MASTERPLAN**

# **II. ARCHITECTURE**

1. DESIGN CONCEPT
  - NARRATIVE + DIAGRAMS
  - SITE PLAN
  - SECTIONS
  - BUILDING RENDERINGS
2. FAÇADE MATERIALS

# **III. OPEN SPACE**

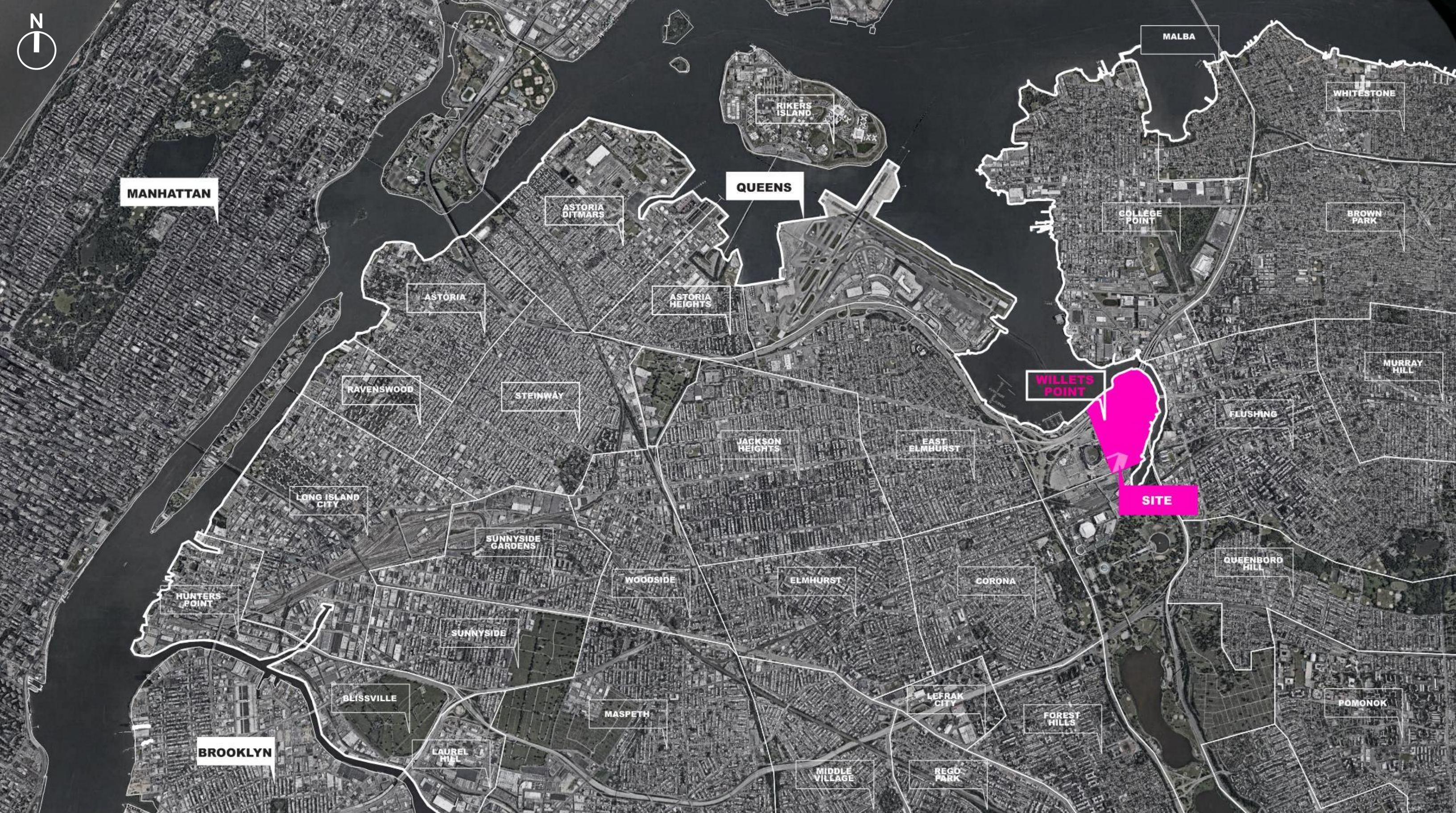
1. MASTER PLAN OPEN SPACE OVERVIEW
2. STADIUM OPEN SPACE & SEATING ARRANGEMENTS
3. STADIUM OPEN SPACE PAVING, PLANTING, & LIGHTING

# **IV. SIGNAGE**

1. UPDATED RENDER VIEWS & ELEVATIONS
2. EXTERIOR WAYFINDING SIGNAGE LOCATIONS & DESIGN DEVELOPMENT

# I. SITE + MASTERPLAN

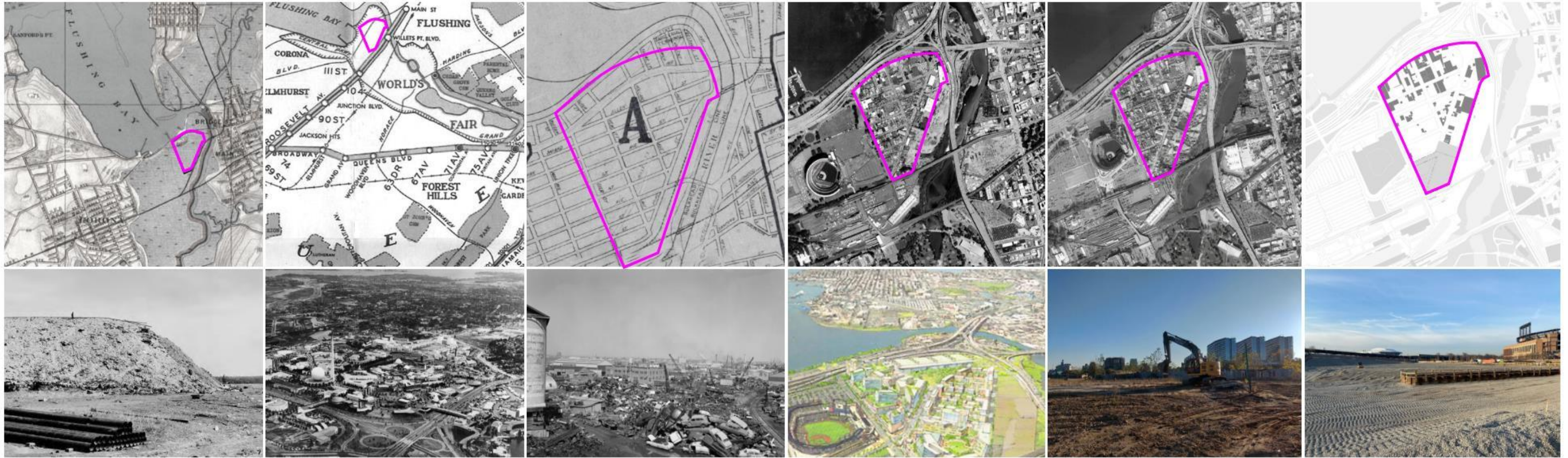
- NEIGHBORHOODS/ PROJECT LOCATION
- CURRENT SITE PHOTOS
- PROPOSED MASTERPLAN



NEIGHBORHOOD MAP



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
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## 1900

### HOME TO ASH HEAPS

BEFORE THE TURN OF THE 20TH CENTURY THE SITE WAS EMPTY AND UNDEVELOPED. IN 1900 THE CITY LEASED A LARGE PORTION OF THE AREA TO A BROOKLYN ASH REMOVAL COMPANY AND GRANTED THEM THE RIGHT TO DUMP INCINERATION ASHES INTO THE TIDAL MARSHLAND.

## 1939&1964

### NEW YORK WORLD'S FAIR

WILLETS POINT WAS TO BE INCORPORATED INTO FLUSHING MEADOWS AND CORONA PARK BEFORE AND AFTER THE TWO WORLD'S FAIR IN NEW YORK, ONE IN 1939 AND THE OTHER IN 1964. SHEA STADIUM, A MULTI-PURPOSE STADIUM IN WILLETS POINT, WAS OPENED IN 1964, THE SAME YEAR AS THE WORLD'S FAIR.

## 1940

### THE "IRON TRIANGLE"

AS NEIGHBORING LAND WAS TRANSFORMED INTO THE WORLDS FAIR AND FLUSHING MEADOWS CORONA POINT PARK, THE IRON TRIANGLE IN WILLETS POINT DEVELOPED INTO A HOME TO AUTO BODY AND CHOP SHOPS, JUNK AND SALVAGE YARDS, CONSTRUCTION BUSINESSES AND WAREHOUSES. LOCATED IN A FLOOD PLAIN, THE BUSINESSES WERE NOT CONNECTED TO CITY SEWAGE AND THE STREETS WERE CONTINUOUSLY FLOODED.

## 2007

### ULURP MASTER PLAN

ON MAY 1, 2007, MAYOR BLOOMBERG ANNOUNCED HIS ADMINISTRATION'S NEW PLAN FOR URBAN RENEWAL IN THE AREA. THE PLAN CALLED FOR REPLACING THE SCRAP YARDS AND INDUSTRIAL SITES WITH A SUSTAINABLE AND AFFORDABLE MIXED-USE DEVELOPMENT.

## 2018

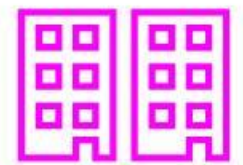
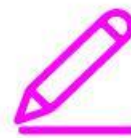
### START OF PRIVATE DEVELOPMENT

PRIVATE DEVELOPMENT STARTED IN 2018 AFTER THE CITY COMPLETED OFF-SITE INFRASTRUCTURE WORK CONSTRUCTING A NEW SANITARY SEWER MAIN AND A STORM SEWER / OUTFALL.

## 2021

### START OF PHASE 1 DEVELOPMENT

THE FIRST PHASE OF THE WILLETS POINT DEVELOPMENT IS LOCATED ON A 7 ACRE SITE. IT CALLS FOR THE CREATION OF AN ANCHOR BLOCK WITH A MIX OF AFFORDABLE RESIDENTIAL AND COMMERCIAL BUILDINGS AND RETAIL ON THE GROUND LEVEL AS WELL AS A 650 SEAT PUBLIC SCHOOL. IN ADDITION, THE SITE WILL INCLUDE THE CONSTRUCTION OF A PUBLICLY ACCESSIBLE OPEN SPACE.



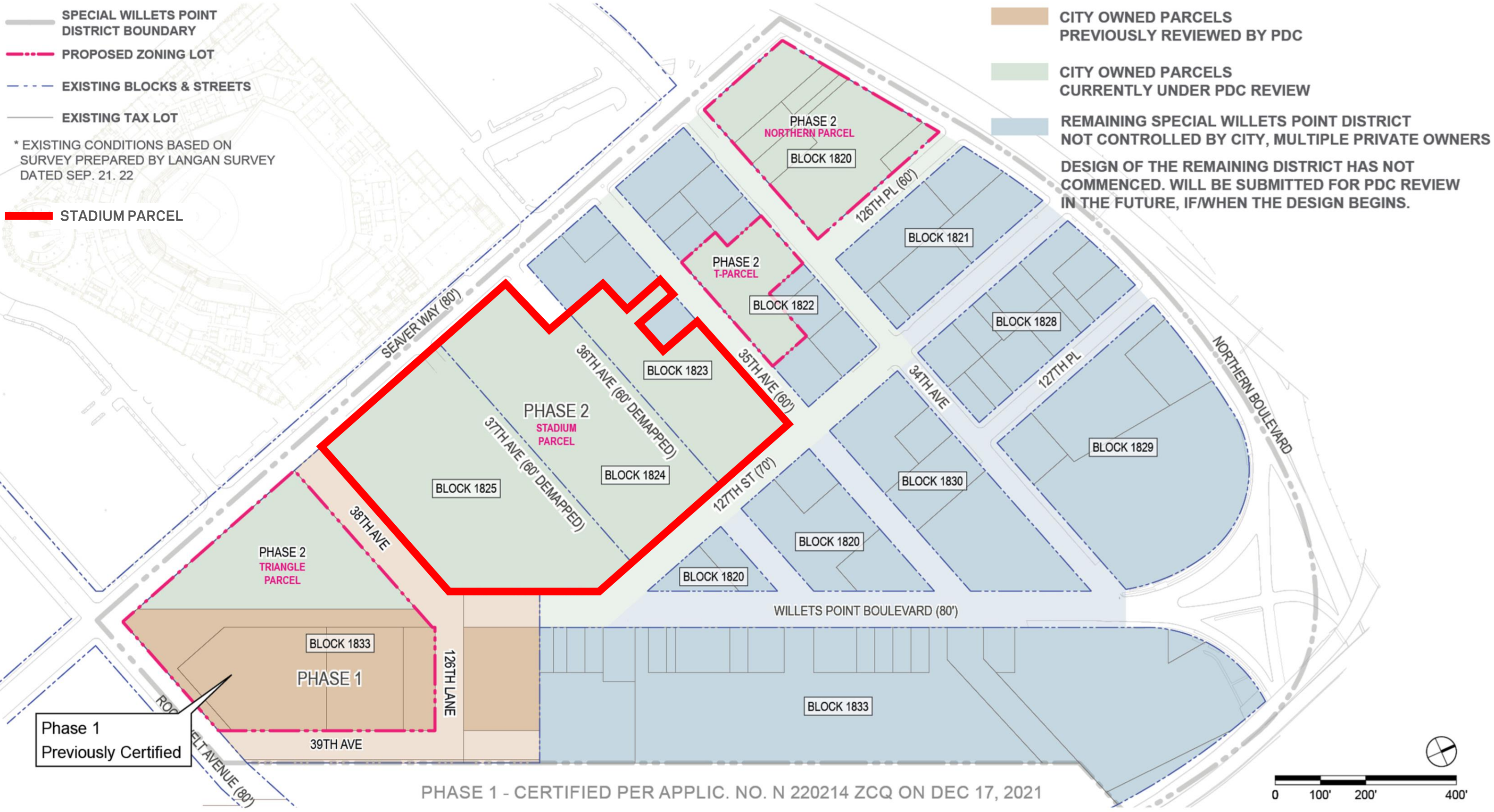
## SITE HISTORY



**SITE PHOTOGRAPHS**



SITE PHOTOGRAPHS



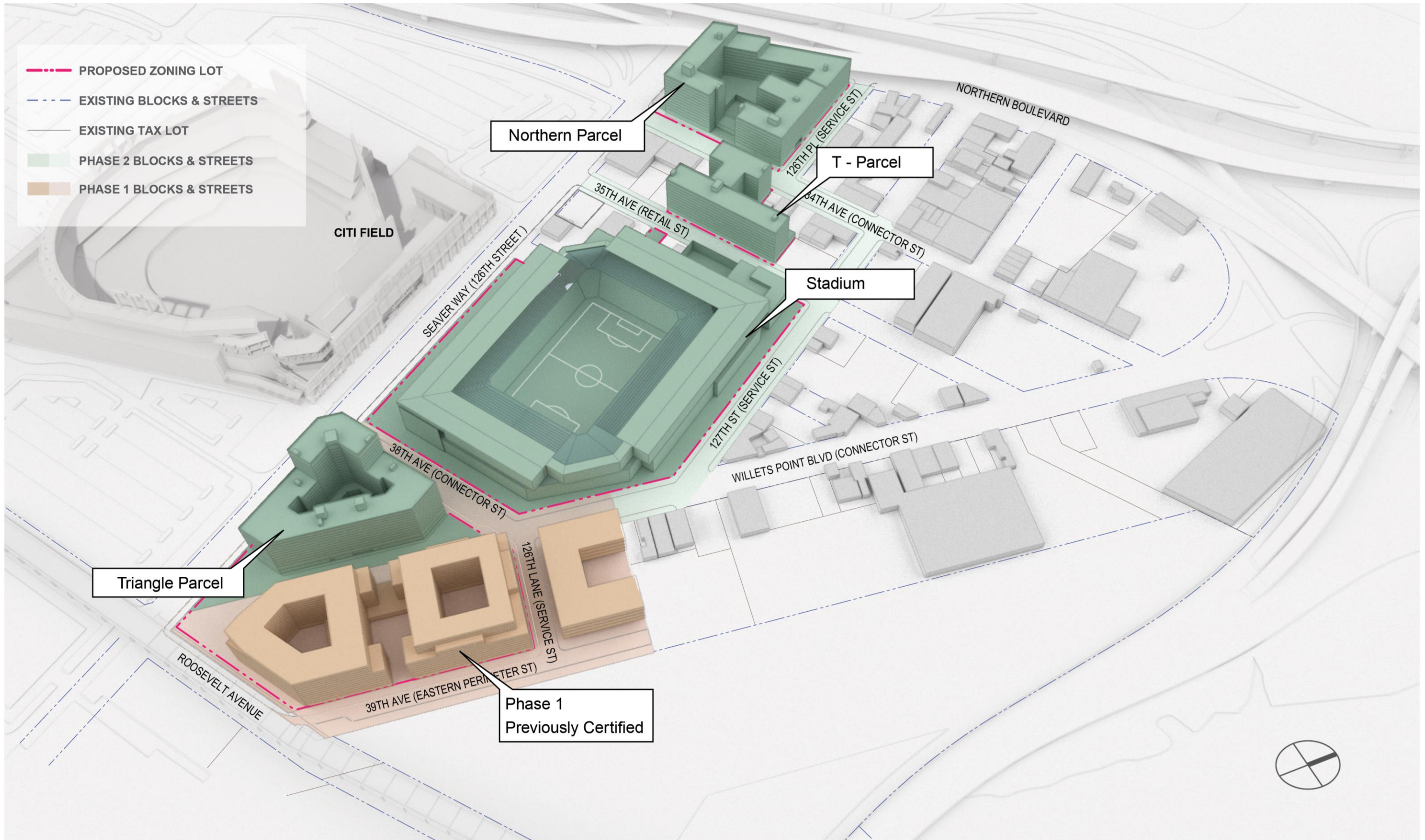
**2023 DISTRICT PLAN HIGHLIGHTING THE STADIUM PARCEL**

WILLETS POINT PHASE 2



PHASE II - STADIUM PARCEL  
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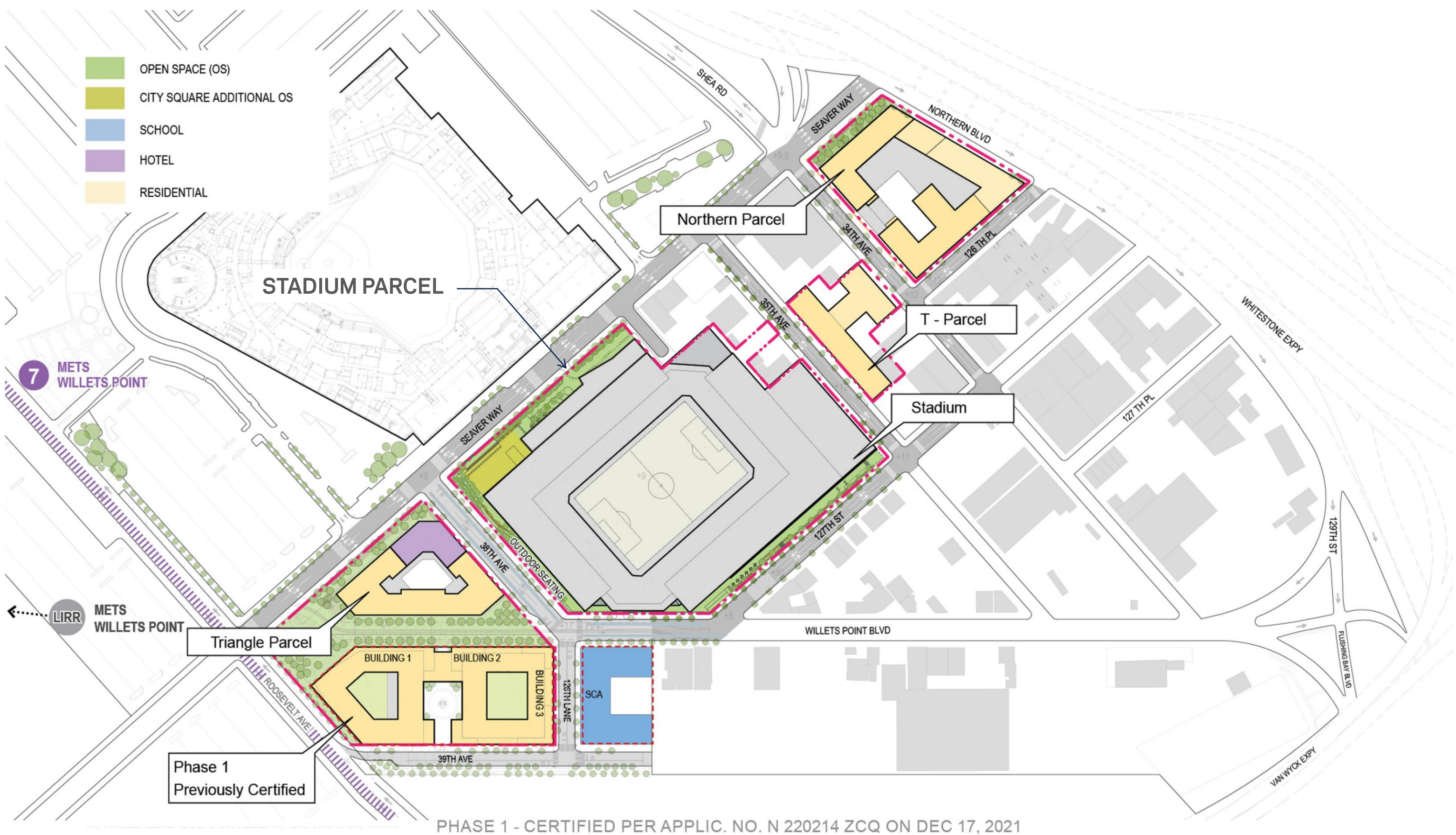


**PHASE 1 AND PHASE 2 AXON VIEW**

WILLETS POINT PHASE 2



PHASE II - STADIUM PARCEL  
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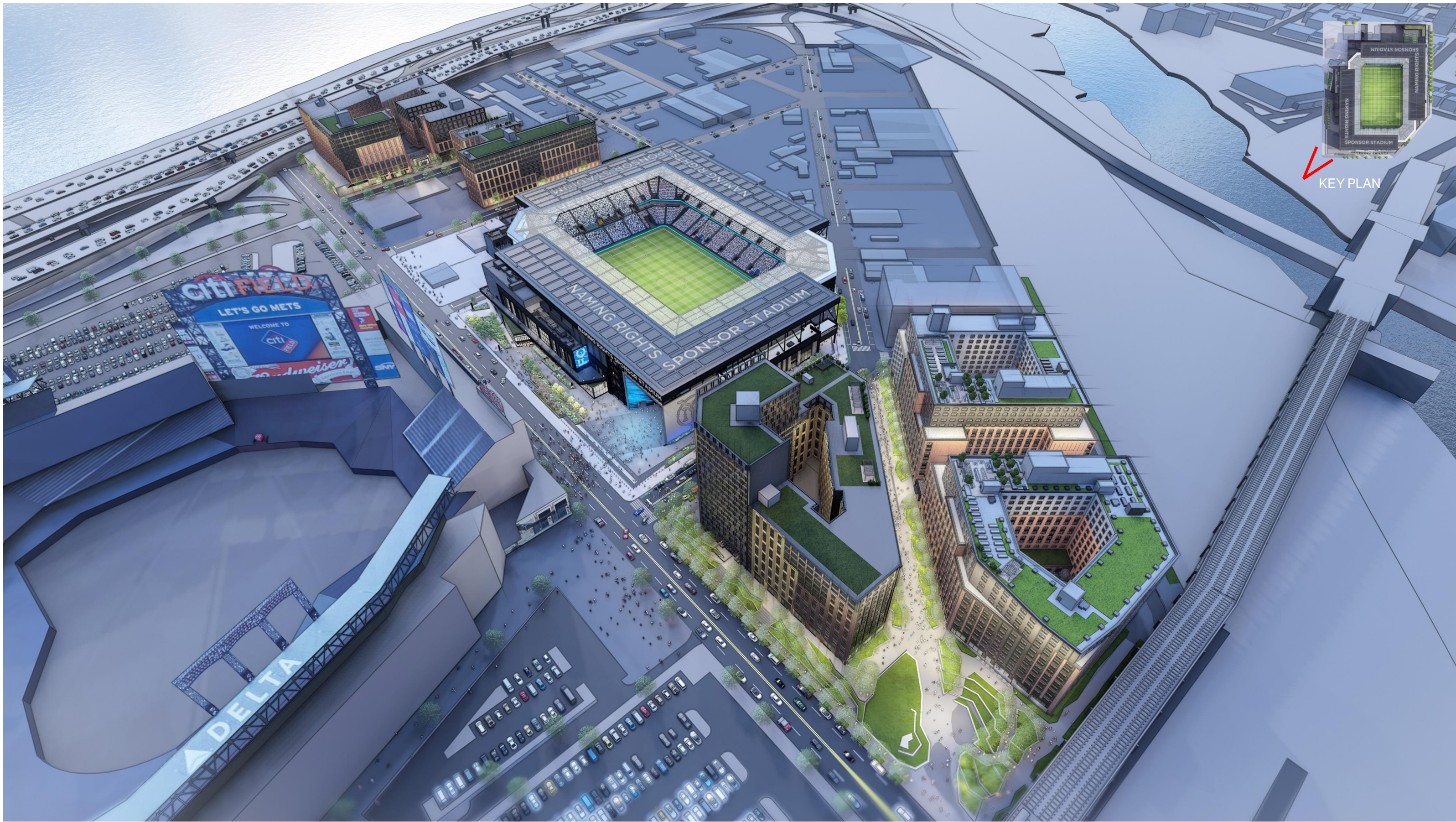


**PHASE 2 MASTERPLAN**  
WILLETS POINT PHASE 2



PHASE II - STADIUM PARCEL  
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\*Please refer to the landscape plan on page 58 for an accurate representation of crosswalks



**PHASE 1 AND 2 SOUTHWEST AERIAL VIEW**

WILLETS POINT PHASE 2



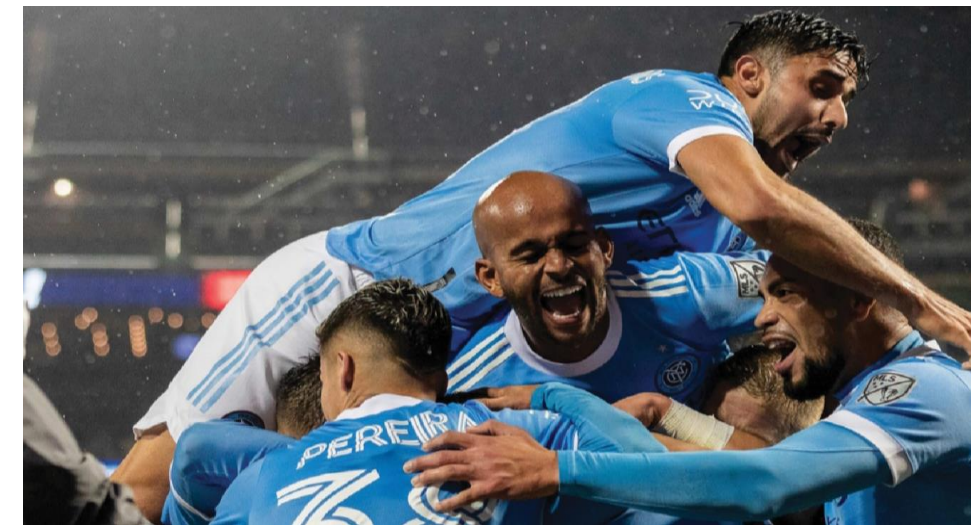
PHASE II - STADIUM PARCEL  
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# *PHASE 2: STADIUM PARCEL*

# II. ARCHITECTURE

1. DESIGN CONCEPT
  - NARRATIVE + DIAGRAMS
  - SITE PLAN
  - LEVEL PLANS
  - ELEVATIONS
  - SECTIONS
  - BUILDING RENDERINGS
2. FAÇADE MATERIALS

# ***1. DESIGN CONCEPT***



**QUEENS AUTHENTIC**

**COMMUNITY CENTER**

**BEAUTIFUL FOOTBALL**

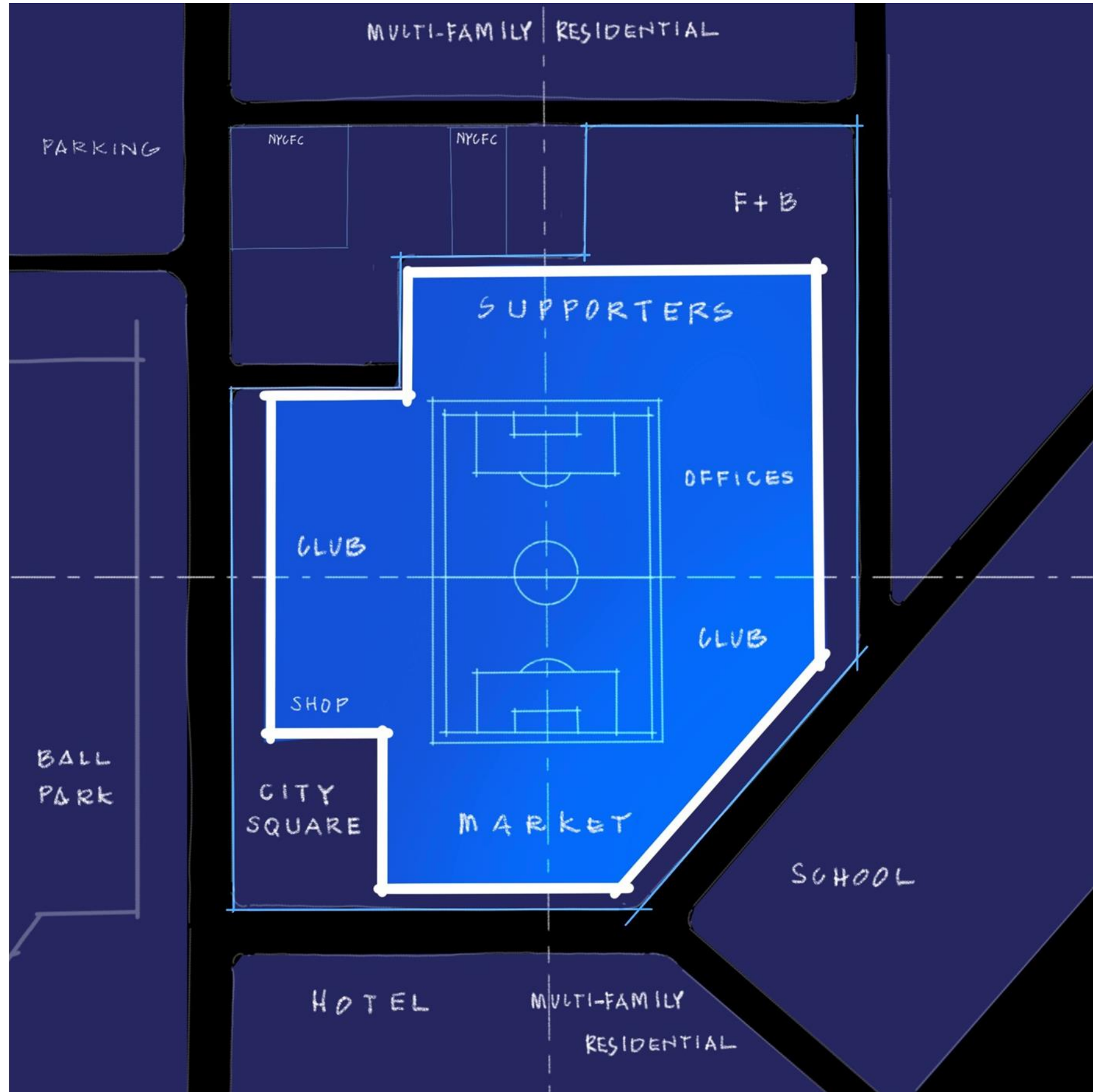
**DESIGN NARRATIVE: CONTEXTUAL COMMUNITY ASSET**

Authentically tailored for Queens and New York. A catalyst, setting the stage for community engagement and user activation. An intimate game environment and energetic game-day experience. Contextually weaved in the fabric of the future district.



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
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# A CONTEXTUAL CATALYST



## THE CONTEXTUAL DIAGRAM: THE STADIUM'S FOOTPRINT + SITE PLACEMENT

A footprint shaped to defer to and embrace the city grid and street edges, the stadium is designed to be either transparent or porous on 3 of its 4 sides to encourage approachability and synergy with the current and future surrounding functions.





KEY PLAN

**DESIGN NARRATIVE: THE 2 'L-SHAPES' SYMBOLICALLY FRAMING THE FIRST PRO SOCCER PITCH IN NEW YORK**

MACRO DIAGRAM

\*Please refer to the landscape plan on page 58 for an accurate representation of crosswalks



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



KEY PLAN

### EAST STADIUM CLOSE-UP AERIAL VIEW

Illustrates the relationship to Citi Field, Phase I & II residential, the Central Open Space leading to the Stadium. The US Tennis Center, and arrival from the 7 train appear in the distance.



PHASE II - STADIUM PARCEL  
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**NYC 2**  
**MIA 1**  
78:34

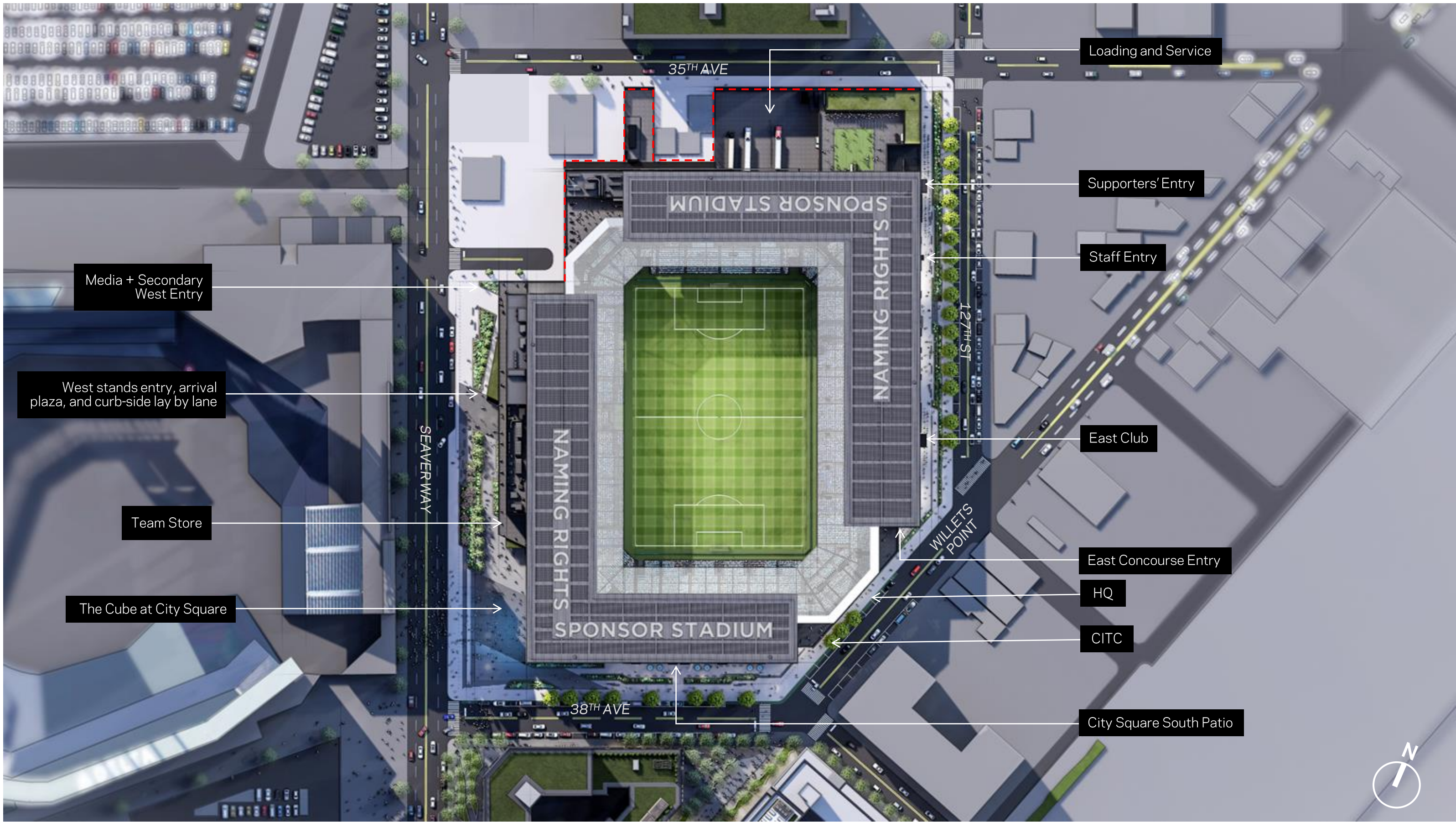
| STATS      |   |
|------------|---|
| GOALS      | 3 |
| SHOTS      | 2 |
| SOT        | 2 |
| CORNERS    | 2 |
| POSSESSION | 5 |
| OFFSIDES   | 1 |
| ROUNDS     | 1 |

### GAME ACTION SHOT

Highlighting the southeast corner 3-faceted videoboard



PHASE II - STADIUM PARCEL  
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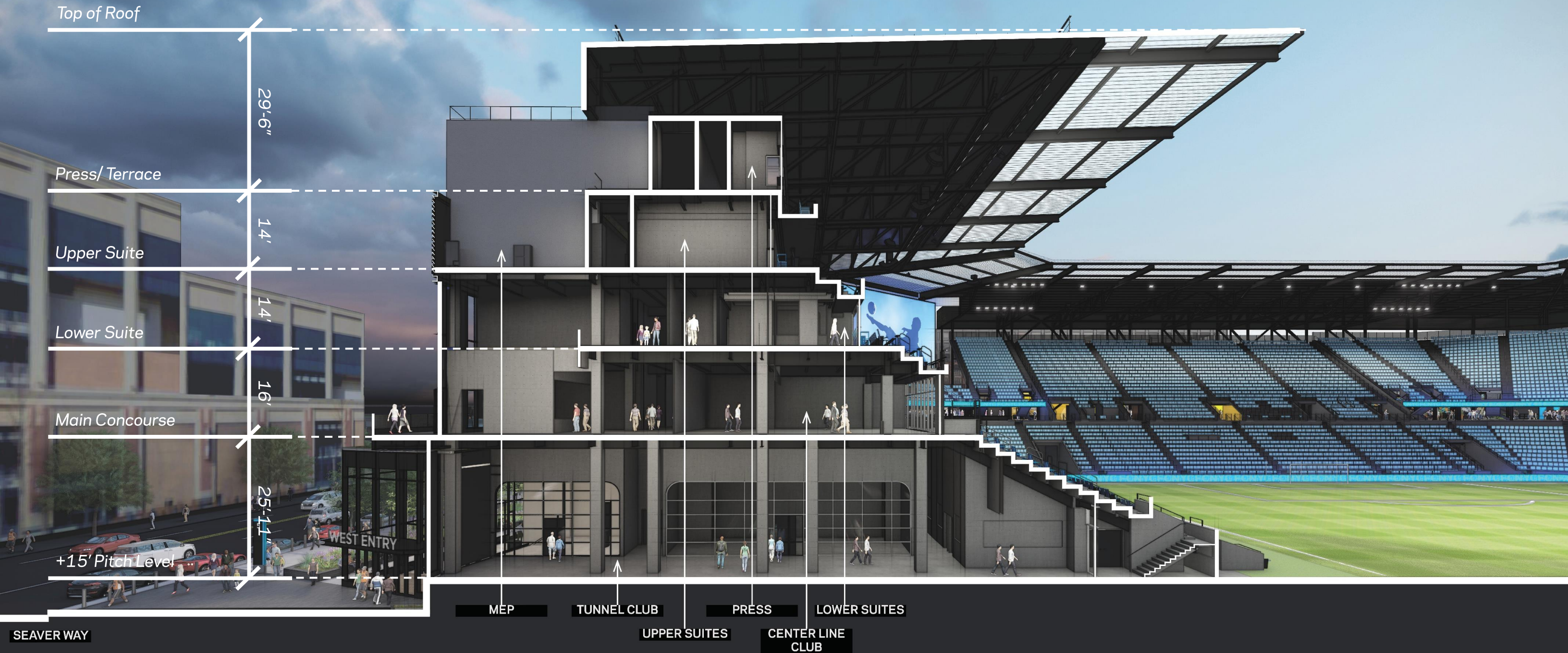


**STADIUM TOP VIEW**

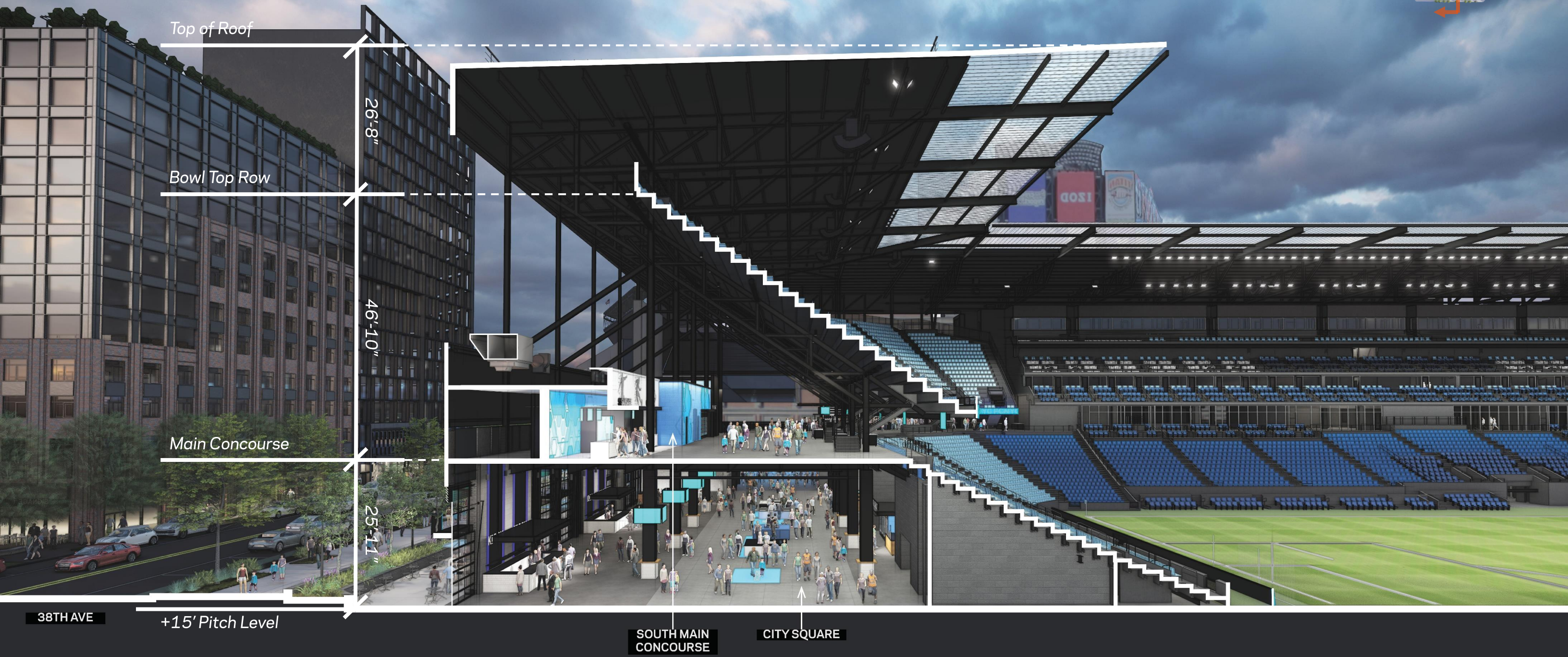
Main stadium components and arrival points



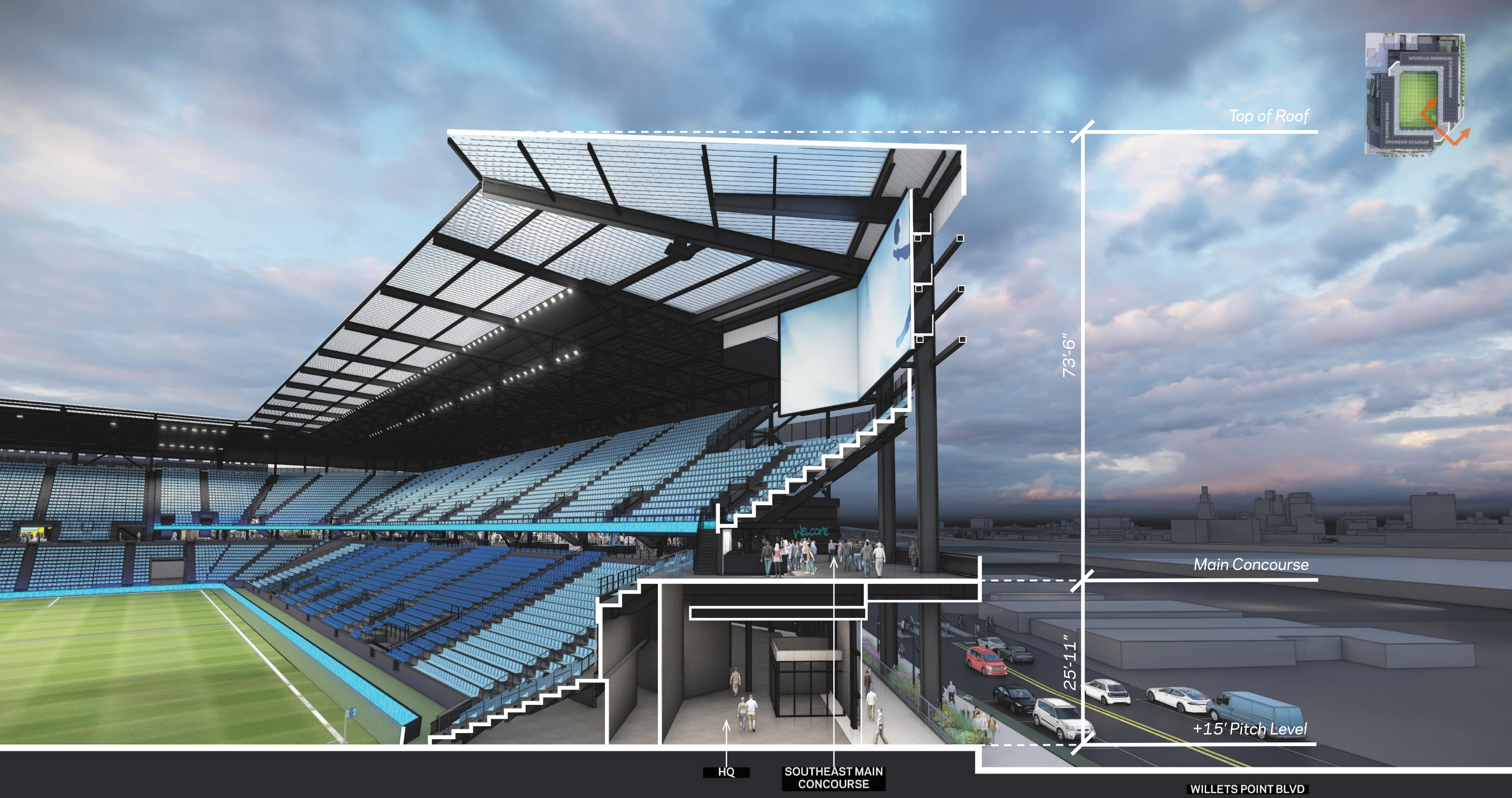
PHASE II - STADIUM PARCEL  
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 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



**WEST SECTION LOOKING NORTH**



**SOUTH SECTION LOOKING WEST**



Top of Roof

73'-6"

Main Concourse

25'-11"

+15' Pitch Level

HQ

SOUTHEAST MAIN CONCOURSE

WILLETS POINT BLVD



SOUTHEAST SECTION LOOKING NORTHEAST

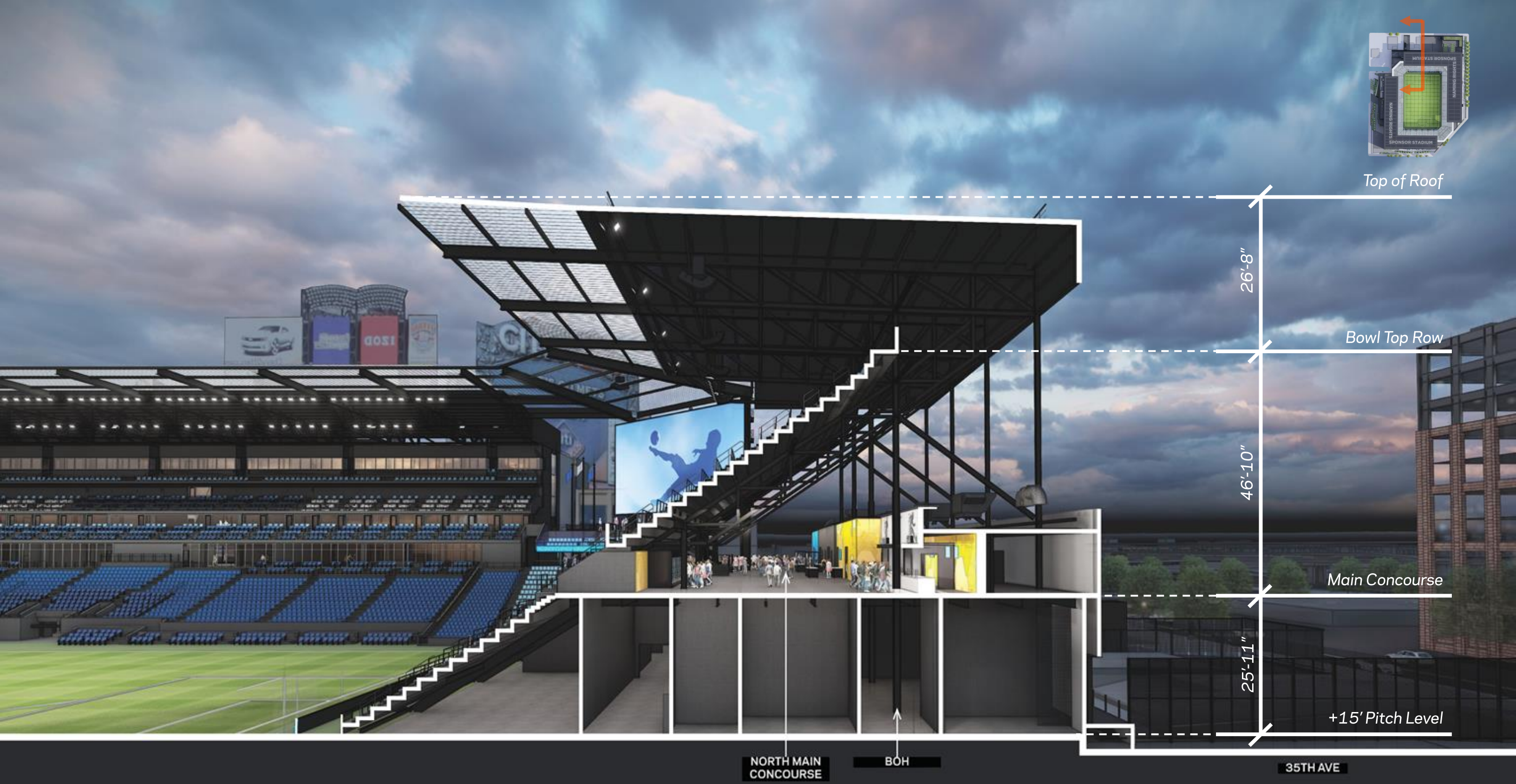


PHASE II - STADIUM PARCEL  
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 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



EAST SECTION LOOKING NORTH





Top of Roof

26'-8"

Bowl Top Row

46'-10"

Main Concourse

25'-11"

+15' Pitch Level

35TH AVE

NORTH MAIN CONCOURSE

BOH

**NORTH SECTION LOOKING WEST**



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
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KEY PLAN

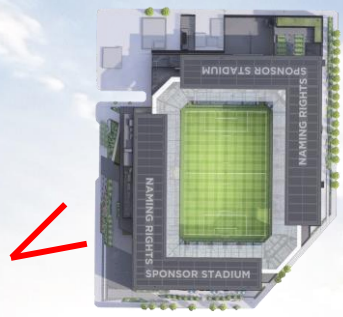
## SOUTHWEST STADIUM AERIAL VIEW

The stadium's main arrival corner at Seaver Way and 38<sup>th</sup> Ave

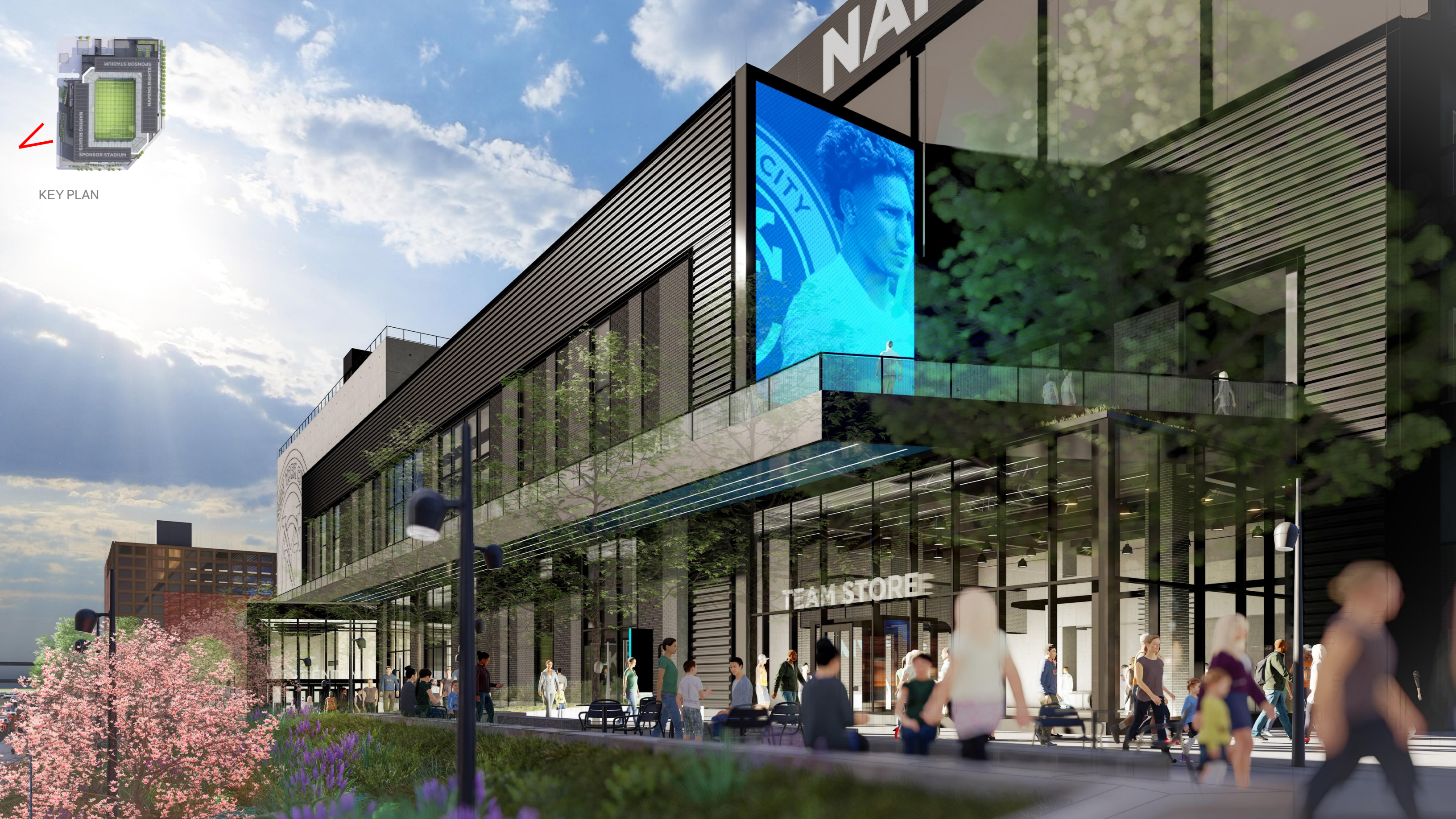
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KEY PLAN



## WEST BUILDING EDGE

Team store, plaza videoboard, and the West Stands entry pavilion in the distance



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KEY PLAN

Dimensional graphic referential to the NYCFC brand. (placeholder design)



## WEST ENTRY PAVILLION AND ARRIVAL PLAZA



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KEY PLAN



Dimensional graphic referential to the NYCFC brand. (placeholder design)



### SOUTHEAST OPEN SPACE AND CITC ENTRY

The view reflects the removed planter, opening up the arrival to this corner of the building



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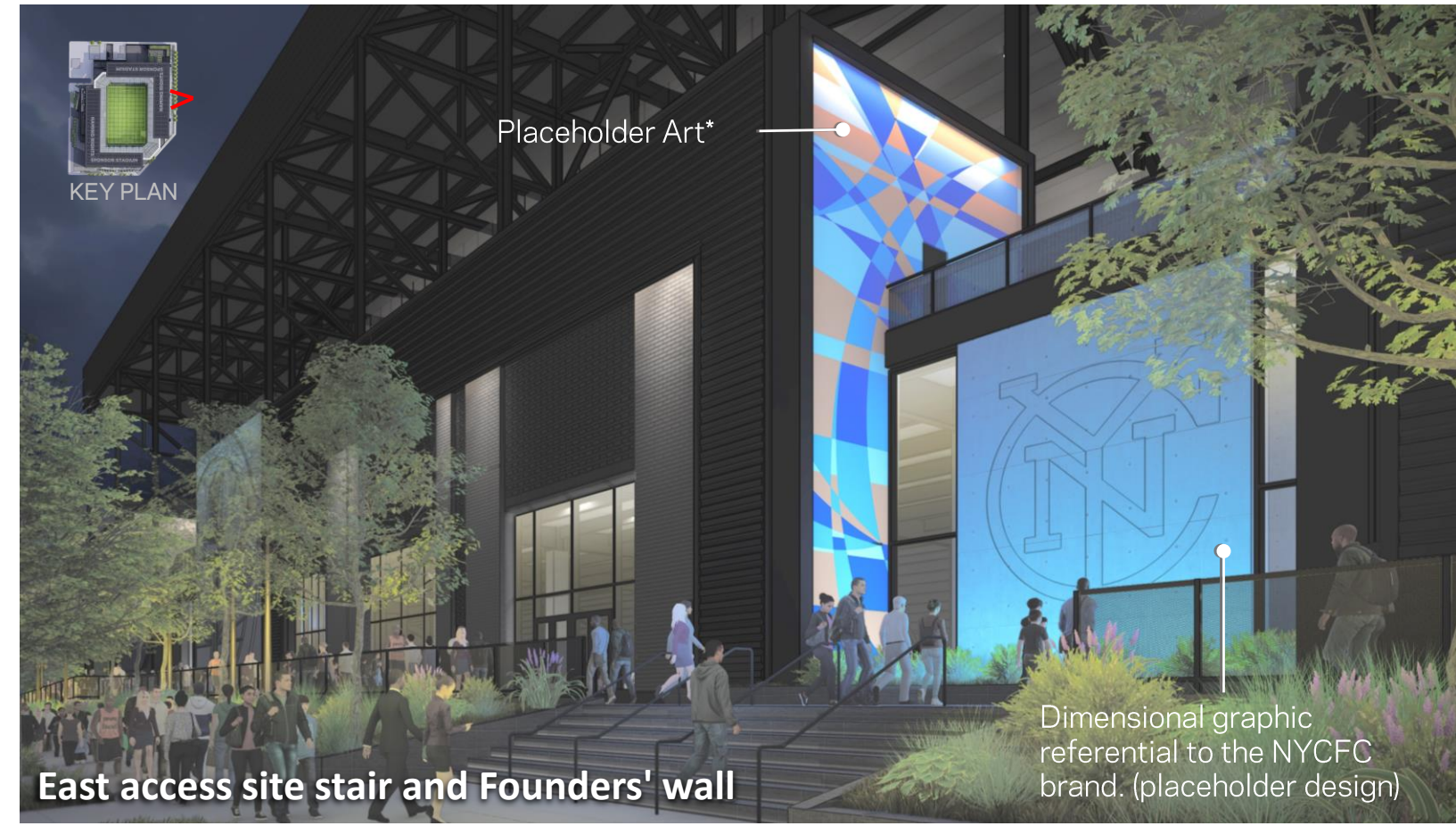
South Patio



CITC/ NYCFC HQ at Willets Point Boulevard



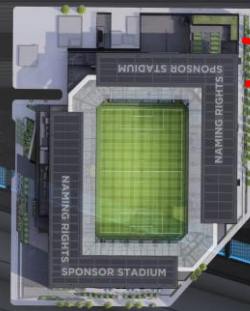
Supporters' Mural



East access site stair and Founders' wall

Dimensional graphic referential to the NYCFC brand. (placeholder design)

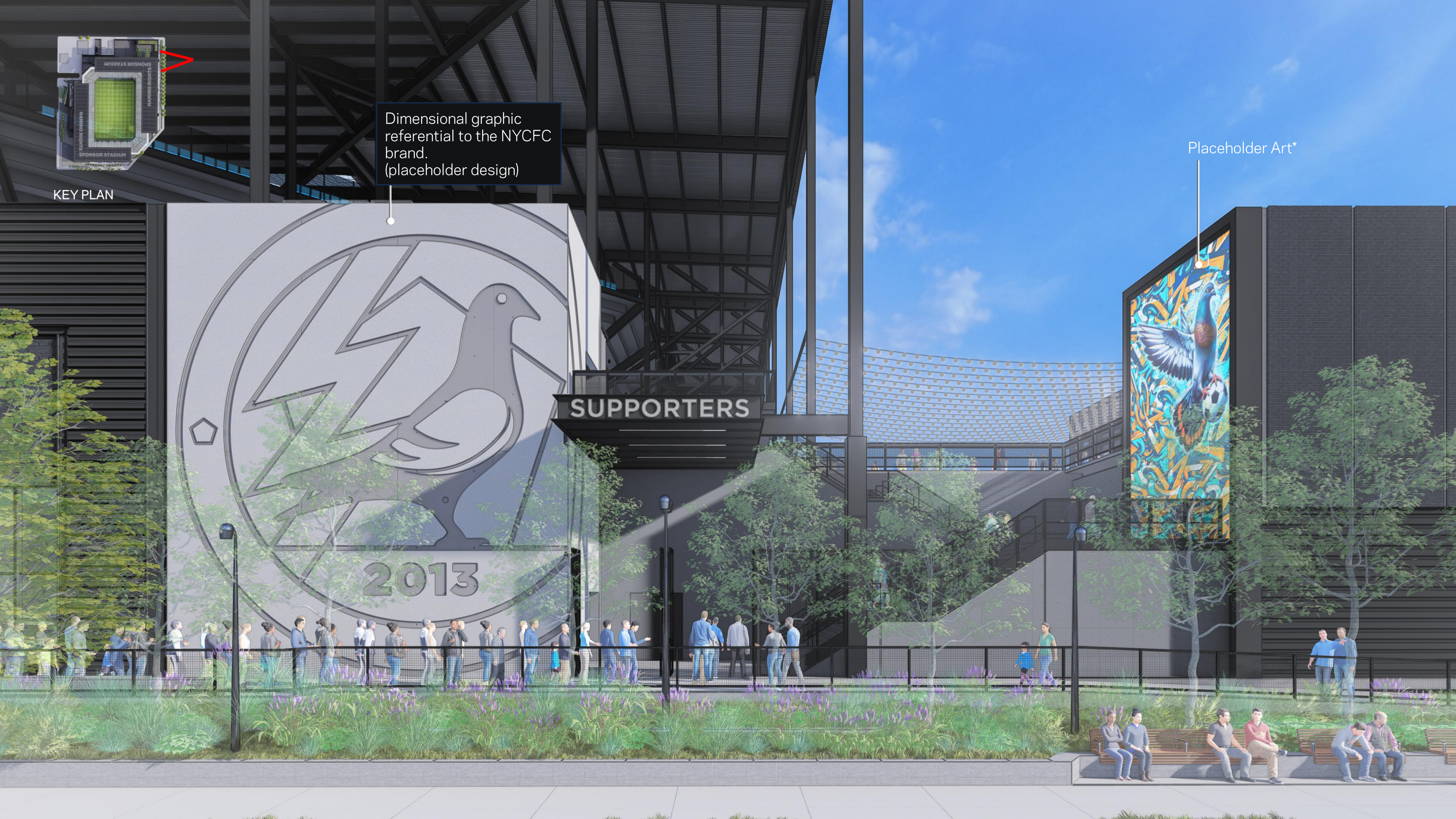
**VARIOUS SHOTS AROUND THE BUILDING**



KEY PLAN

Dimensional graphic referential to the NYCFC brand. (placeholder design)

Placeholder Art\*



EAST SUPPORTERS' ENTRY ALONG 127<sup>TH</sup> STREET

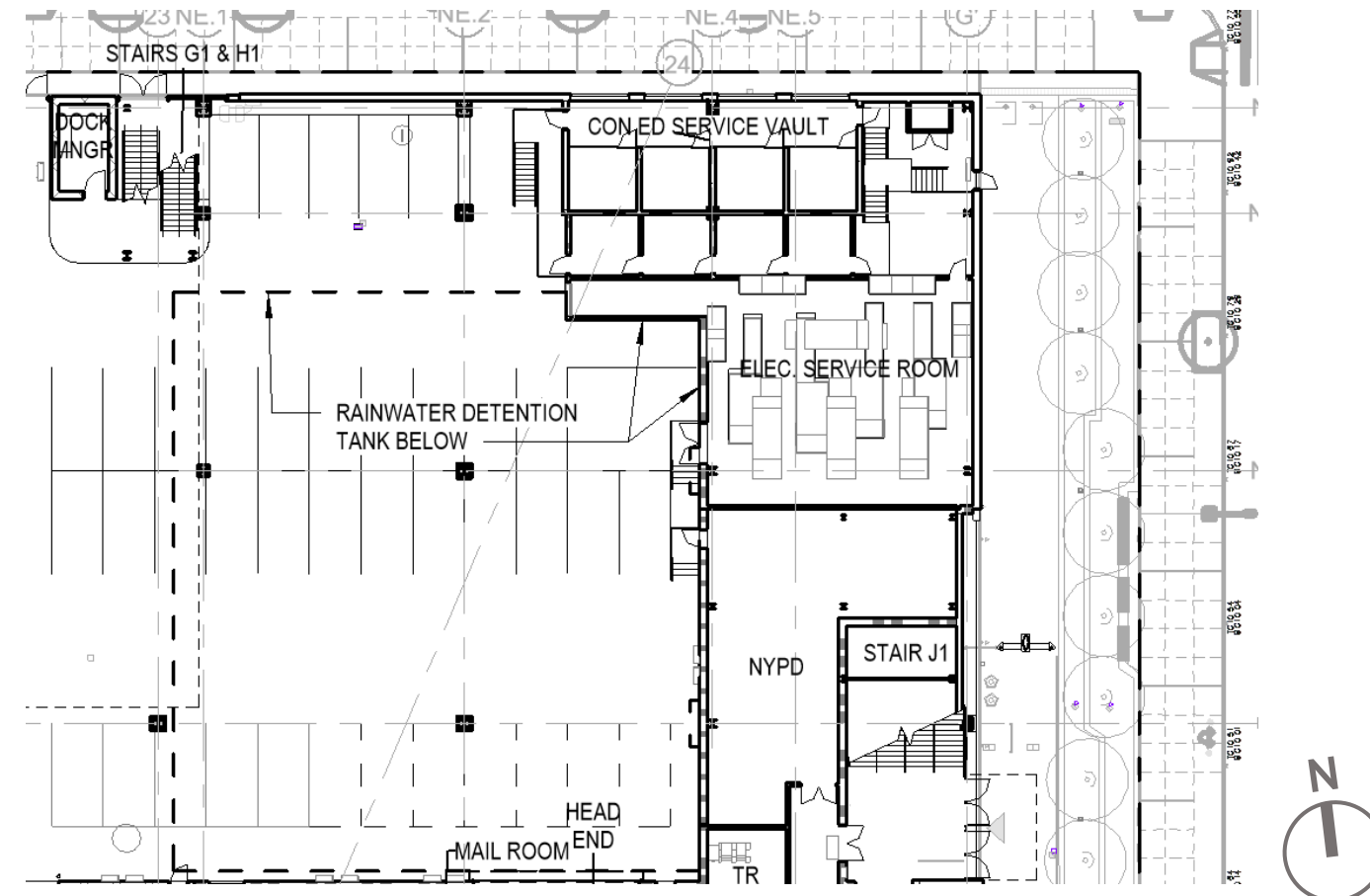
**PREVIOUS DESIGN**

Shown in: 2023.09.14 Willets Point Phase 2 PDC Conceptual Submission



**CURRENT DESIGN**

Con Edison Vaults moved to the corner and the perforated metal panel replaced with a ribbed metal-panel façade housing the vault louvers.



**CHANGE SINCE CONCEPTUAL SUBMISSION: NORTHEAST CORNER**



## ***2. FAÇADE MATERIALS***

1. ARCHITECTURE



INDUSTRIAL  
MONOCHROMATIC  
TIMELESS  
CONTEXTUAL  
NYC/ QUEENS

2. ACTIVATION



TRANSPARENCY  
EXPERIENTIAL MOMENTS  
LIGHTING  
MEDIA  
ART



**PRE-CAST CONCRETE**

*APC-01A  
APC-01B*



**BRICK**

*BRK-01  
BRK-02  
STB-01*



**GLAZING**

*CW-01  
GL-01  
GL-02  
STB-01*



**METAL PANEL**

*MTP-01  
MTP-02A/B  
MTP-03  
MTP-04  
MTP-05A/B  
MTP-06A/B/C*

**1- ARCHITECTURE: BUILDING MATERIAL COMPONENTS**

Precedent images of the four material assemblies on the exterior facade





1. TOP HORIZONTAL BAND: STADIUM CANOPY HIGH FASCIA

METAL PANEL

3. LANDMARKS ANCHORING STADIUM CORNERS AND ENTRIES

PRE-CAST CONCRETE

2. BROAD ARCHES FRAMING THE STREET FRONT BUILDINGS.

METAL PANEL

4. RHYTHMIC LOWER FACADES

BRICK & GLAZING

5. ACTIVATED PICTURE FRAMES

MEDIA & ART

6. LOWER HORIZONTAL BAND: MAIN CONCOURSE RAIL LINE

METAL PANEL

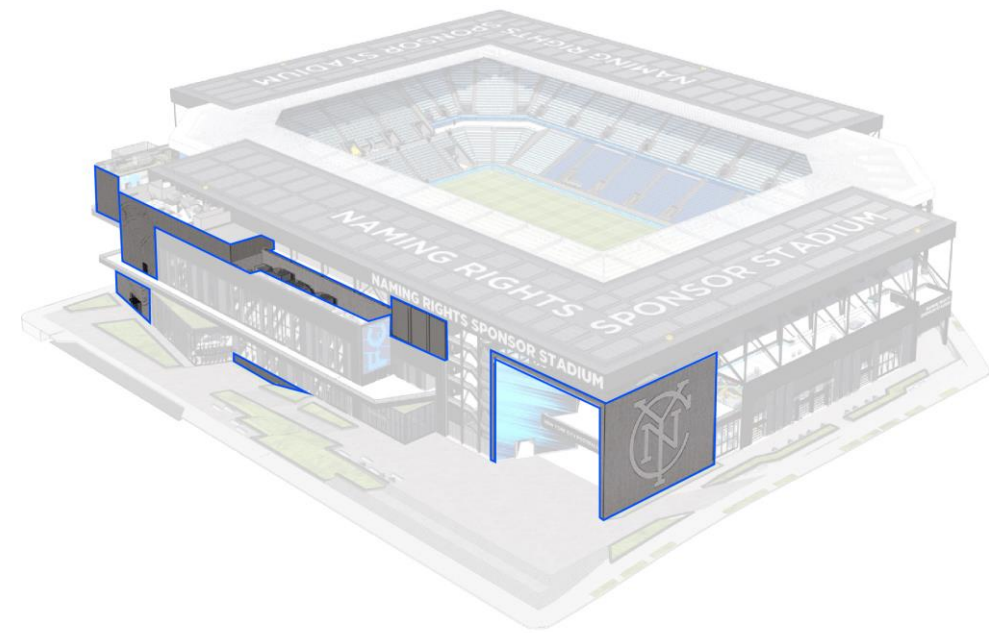
COMPOSITION AND MATERIAL HIERARCHY DIAGRAM

\*Signage and art are placeholders

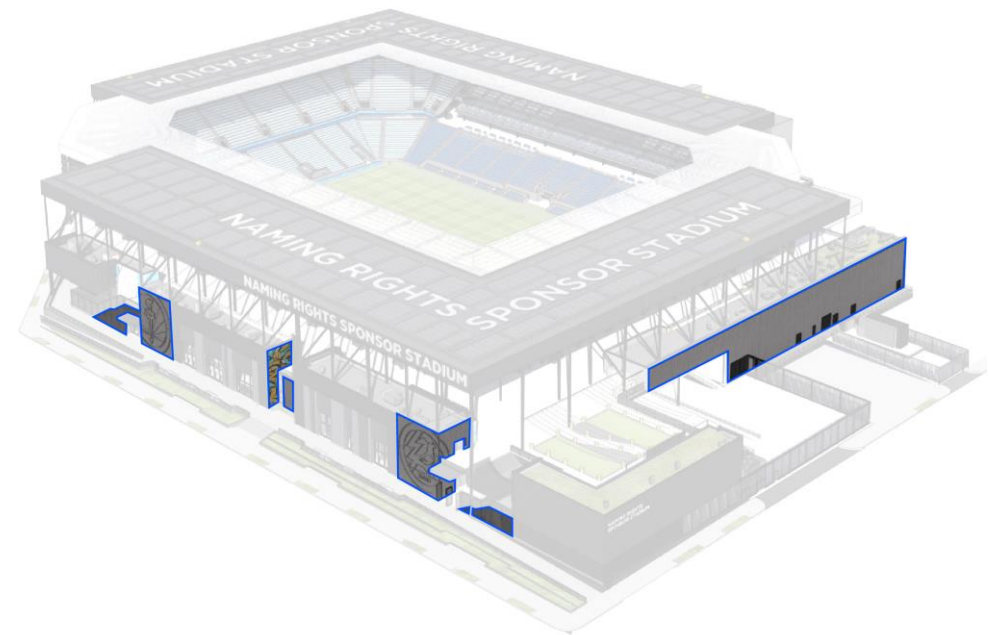


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SOUTHWEST AERIAL



NORTHEAST AERIAL



**APC-01A**  
Light Concrete  
Acid Etch Finish



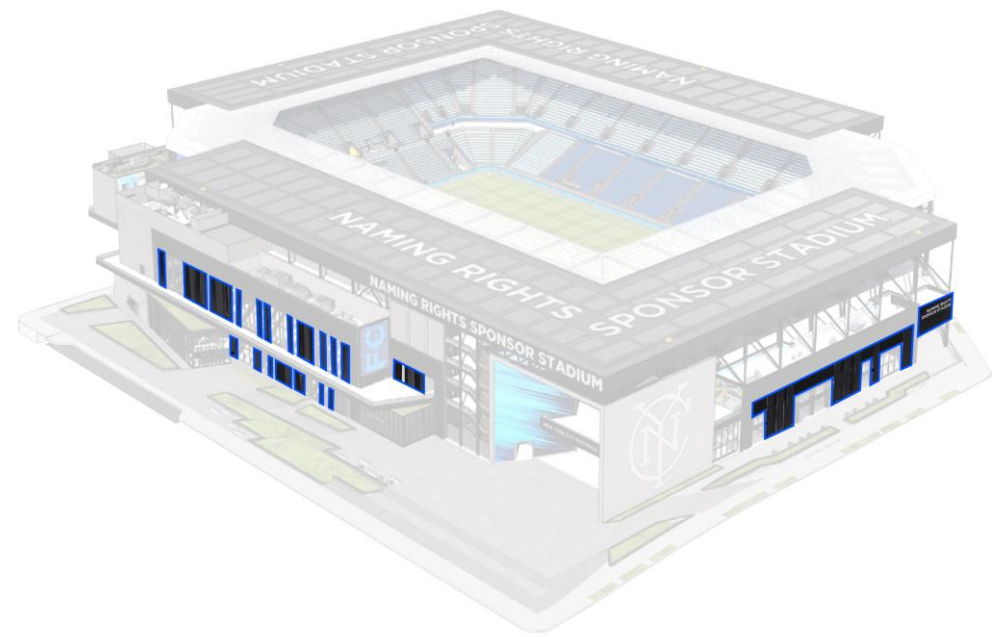
**APC-01B**  
Dark Concrete  
Acid Etch Finish

**BUILDING MATERIAL PALETTE - PRE-CAST CONCRETE**

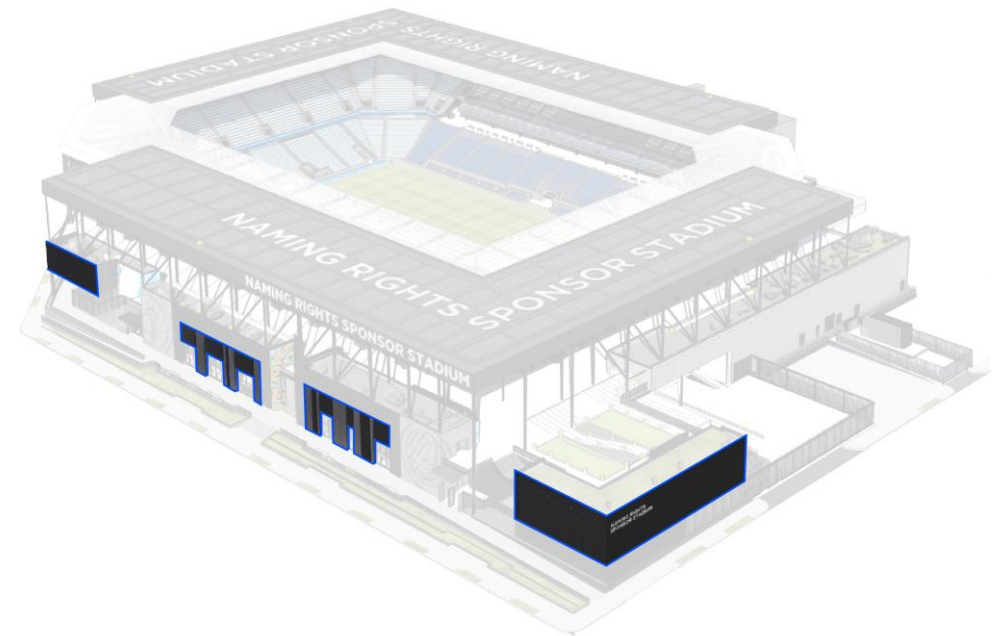
Architectural concrete color samples



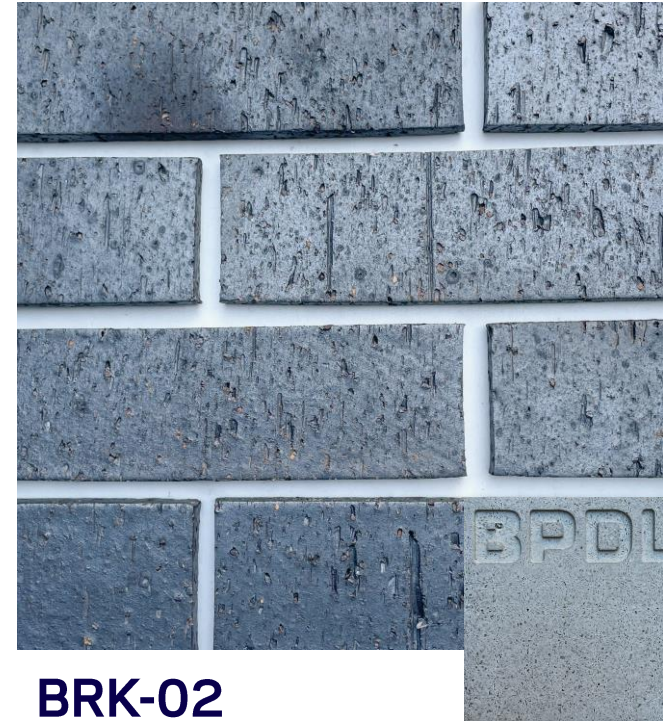
SOUTHWEST AERIAL



NORTHEAST AERIAL



**BRK-01**  
Belden Black  
Diamond | Velour



**BRK-02**  
Endicott Manganese  
Ironspot | Velour



**STB-01**  
Dark Stone Base  
Jett Mist Granite

## BUILDING MATERIAL PALETTE - BRICK

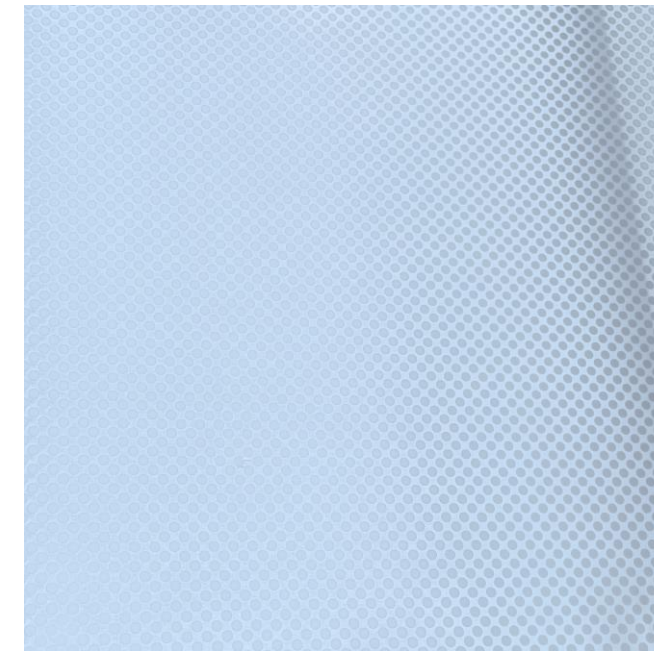
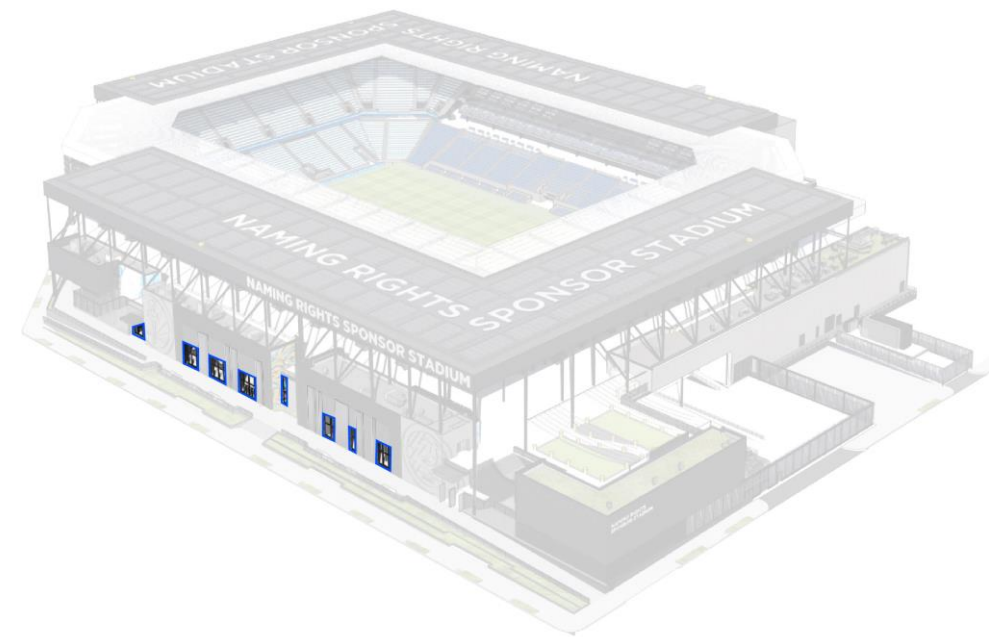
Brick samples with grout colors (precast pour color will read as the grout). Stone base will be used where brick pilasters meet the ground plane.



SOUTHWEST AERIAL



NORTHEAST AERIAL



**GL-02**  
Fritted Glass  
Simulated Acid Etch



**STB-01**  
Dark Stone Base  
Jett Mist Granite

**GL-01**  
Vision Glass  
Low-Iron

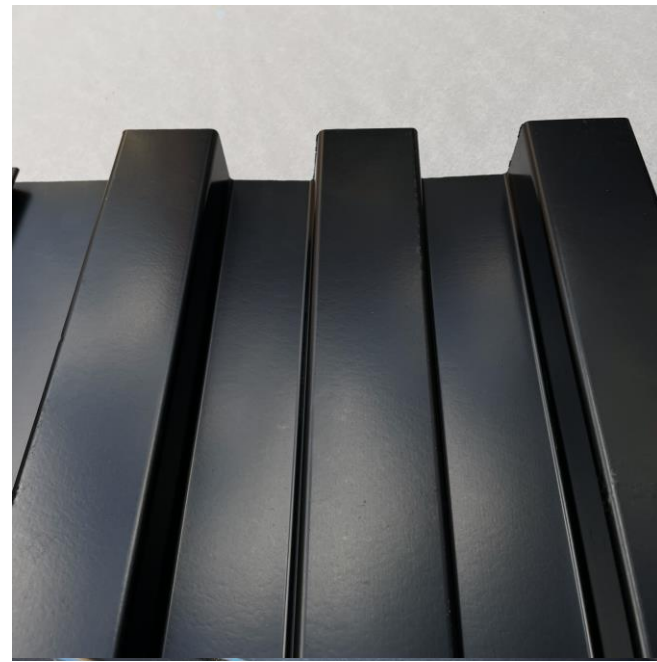
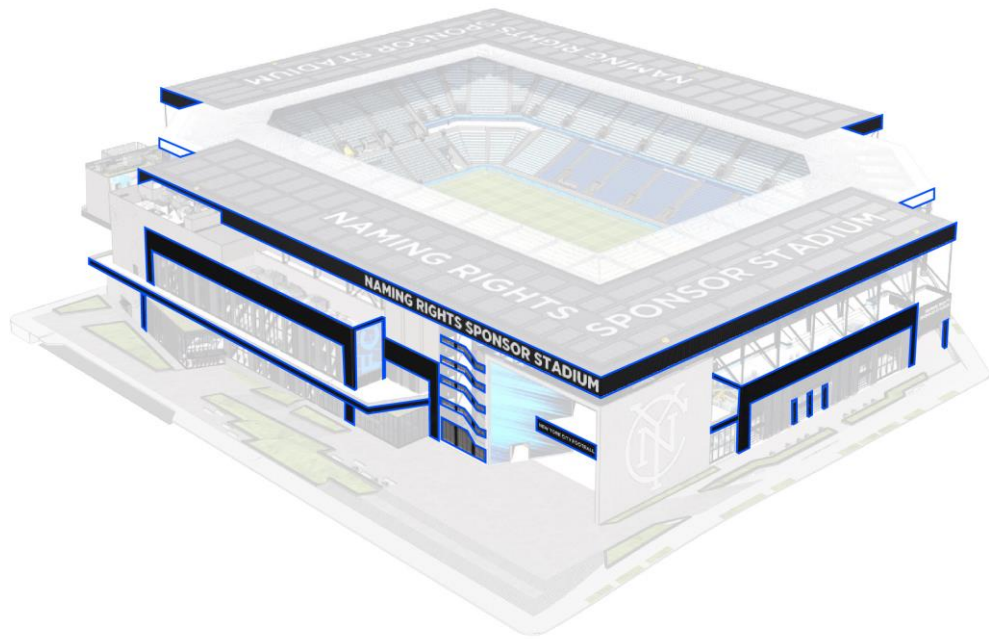
**CW-01**  
Curtainwall  
Black Mullions

## BUILDING MATERIAL PALETTE - GLAZING

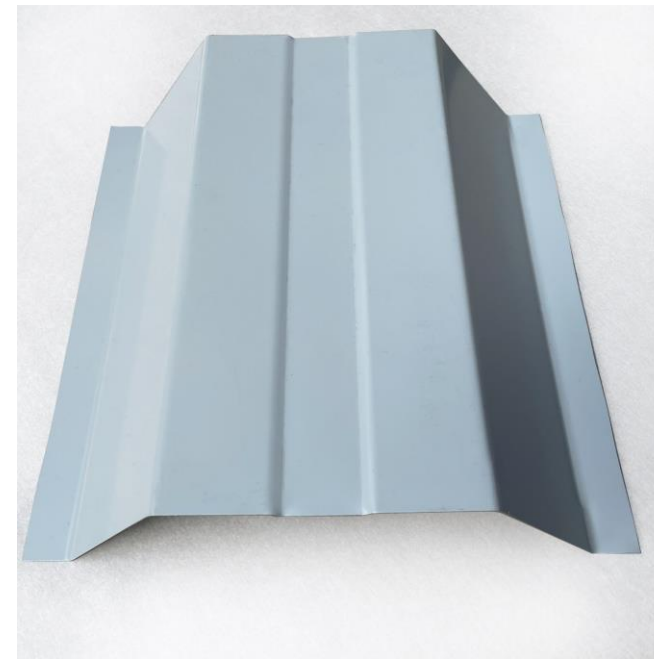
Glass and Mullion samples. Fritted glass is selectively used to provide privacy to workspaces. Stone base will be used where glazing meets the ground plane.



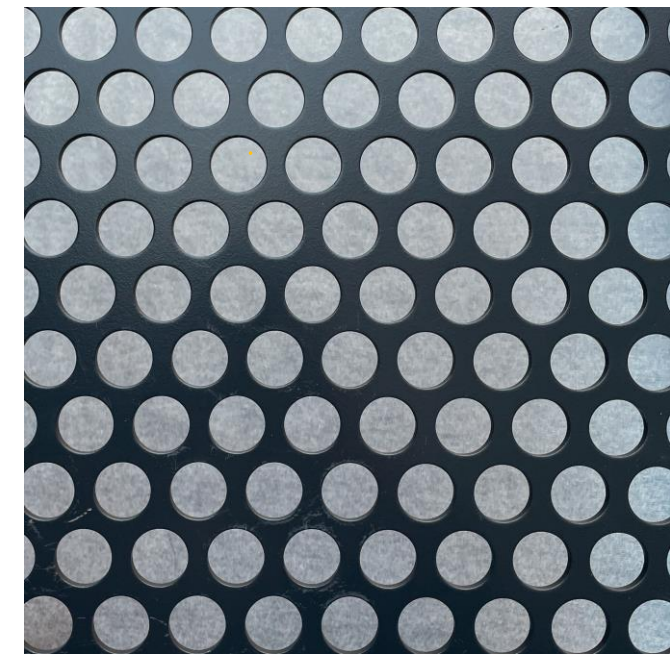
SOUTHWEST AERIAL



**MTP-01**  
Pac Clad | Box Rib 1  
Rich Black

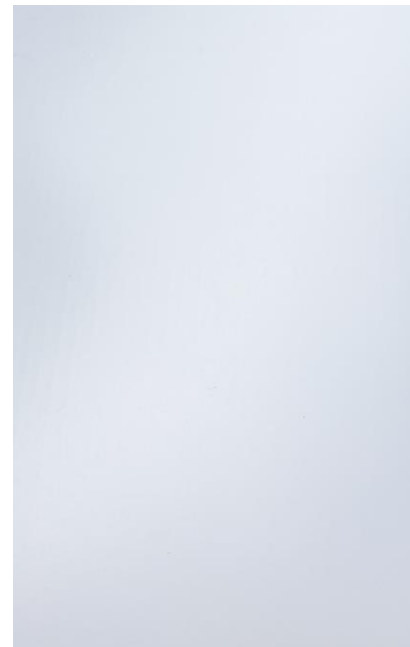
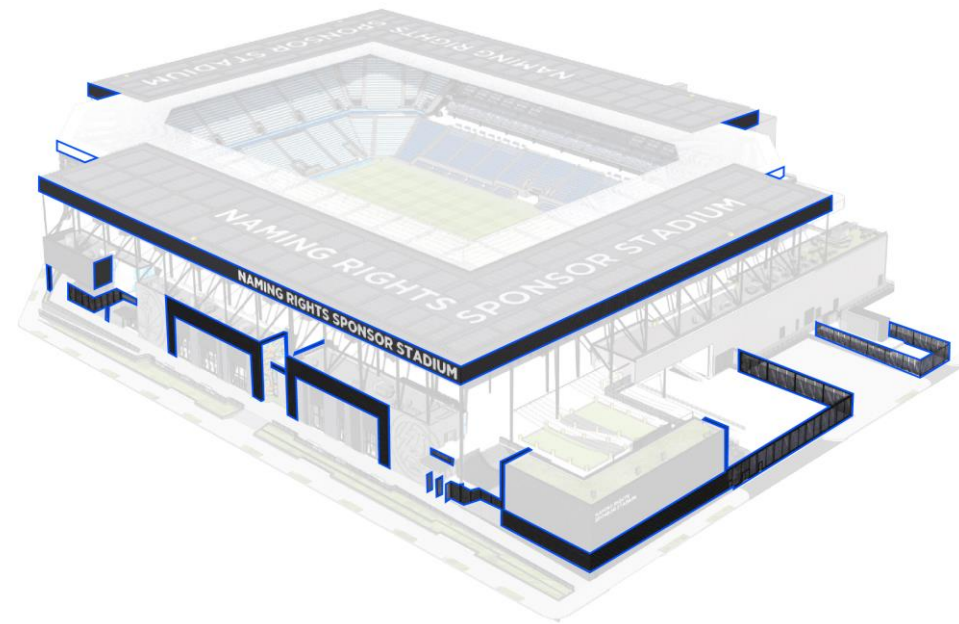


**MTP-05A/B**  
Corrugated Metal Panel  
Rich Black



**MTP-04**  
Perforated Metal Panel  
Rich Black

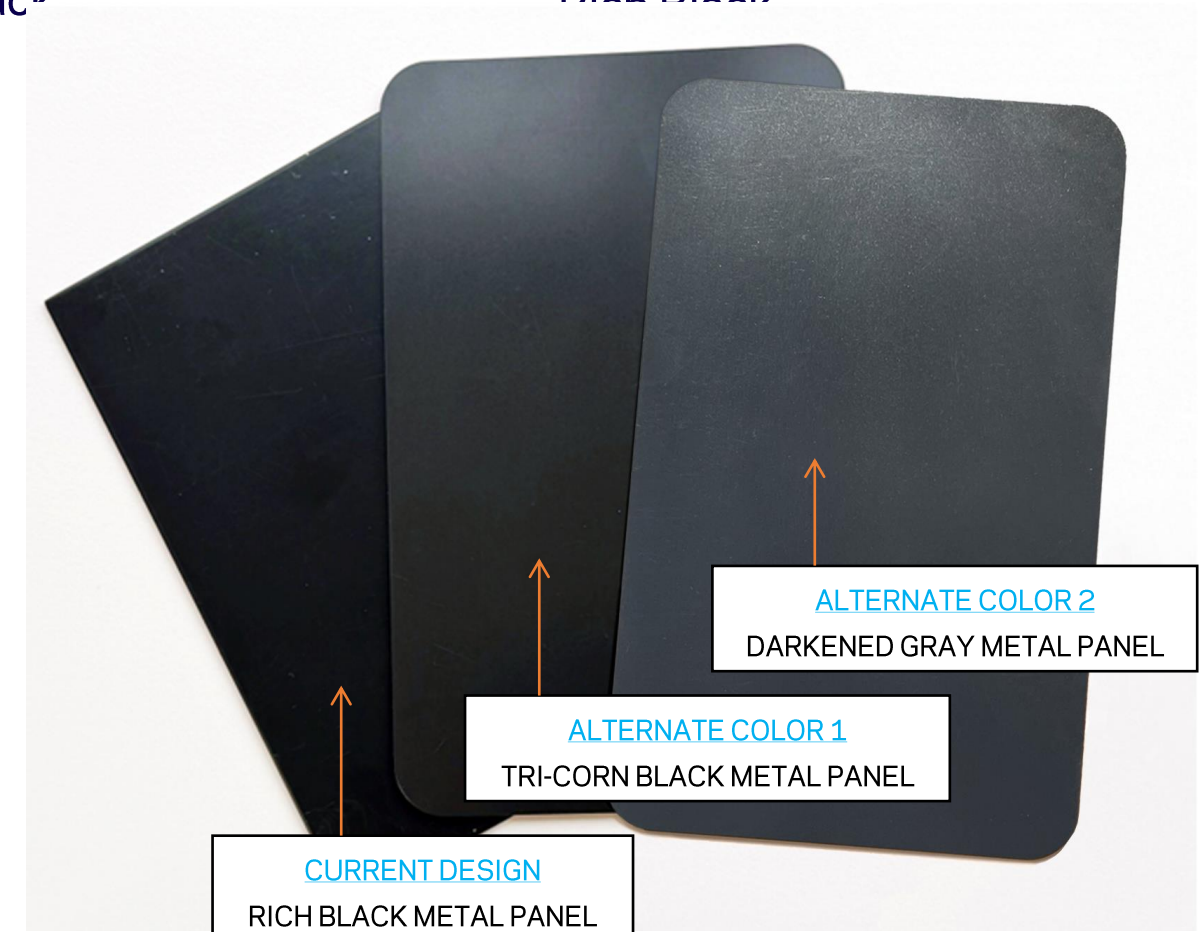
NORTHEAST AERIAL



**MTP-02B**  
Formed Aluminum  
Magnolia White



**MTP-02A/03**  
Formed Aluminum  
Rich Black



**BUILDING MATERIAL PALETTE - METAL PANEL**

Metal panel samples. Material hierarchy is created through ribbing, corrugation, and perforation.

MTP-01, MTP-04, MTP-05A/B, and MTP-06A are to have custom finishes to match the color of MTP-02A/03, Rich Black or alternate color Tri-Corn Black





**Alternate 1 Study:** Per the commission’s comment, the team studied an alternate to the “sharp black color”. The color tested in alternate 1 is Tri-corn black, which reads as a lighter tone of black/ dark charcoal. This alternate addresses the commission’s comment while maintaining the design intent of a contrasting dark color within the overall material palette.



Current design  
RICH BLACK: ~ **30 % of façade**



Alternate 1  
TRI-CORN BLACK: ~ **30 % of façade**

METAL PANEL COLOR: **ALTERNATE 1**

**Alternate 2 Study:** The team studied a second alternate that can further lighten 2/3 of the darker metal panel quantity by introducing alternate color 2: Darkened Gray, at the High and Low Fascia, which reads as a lighter charcoal/ gun-metal gray tone – while maintaining alternate color 1: Tri-Corn Black at the Arches only. The design team would like to keep a darker tone at the Arches to continue to maintain the design intent of a contrasting dark tone within the overall material palette and adjacent to the brick walls.



Alternate 1  
 TRI-CORN BLACK = ~30% of facade



Alternate 2  
 TRI-CORN BLACK: AT ARCHES ONLY = ~10% of Façade  
 DARKENED GRAY: AT FASCIA + COLUMN WRAPS = ~20% of Façade

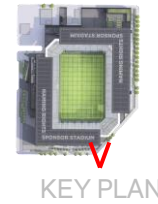
METAL PANEL COLOR: ALTERNATE 2

**MTP-06A**  
Aluminum Soffit Panel  
Rich Black



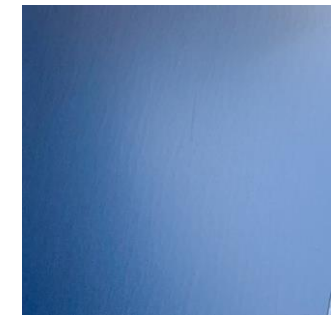
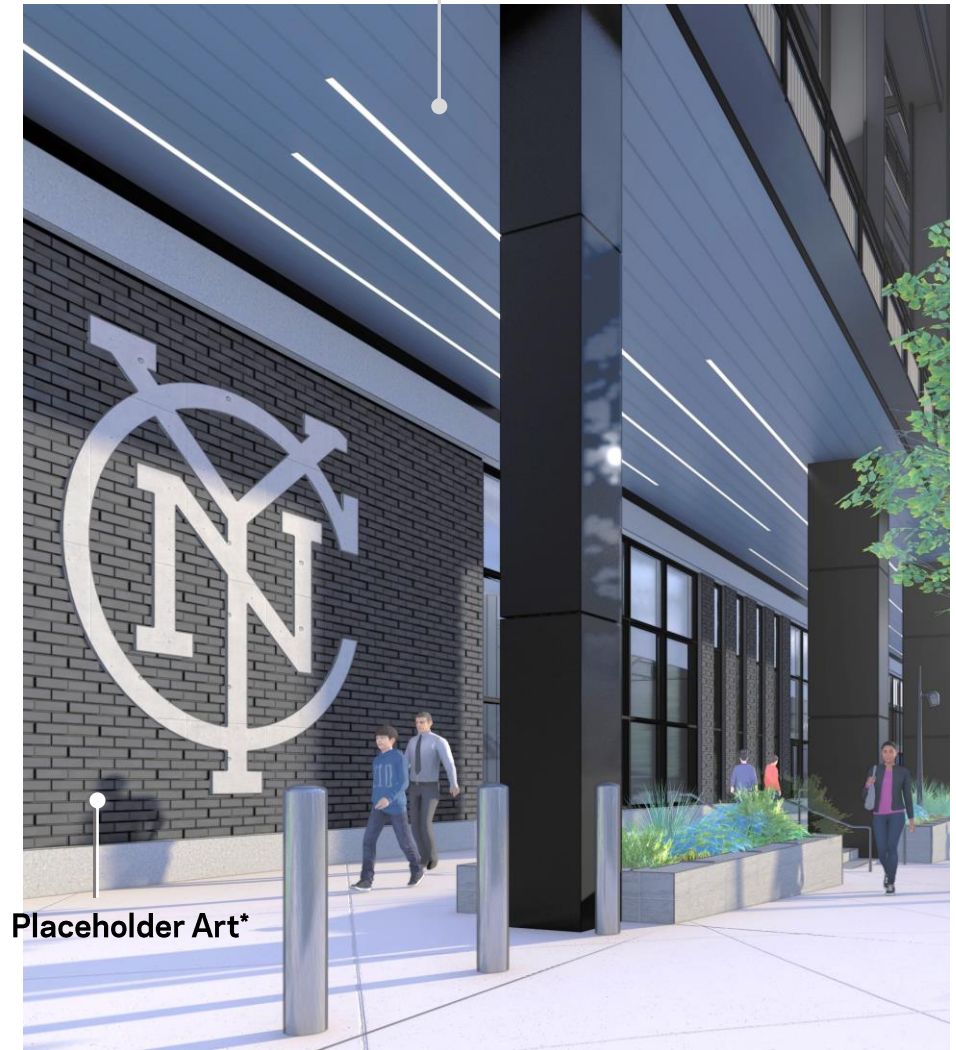
**MTP-06A**  
Aluminum Soffit Panel  
Rich Black

**MTP-06C**  
Aluminum Soffit Panel  
Iron Grey



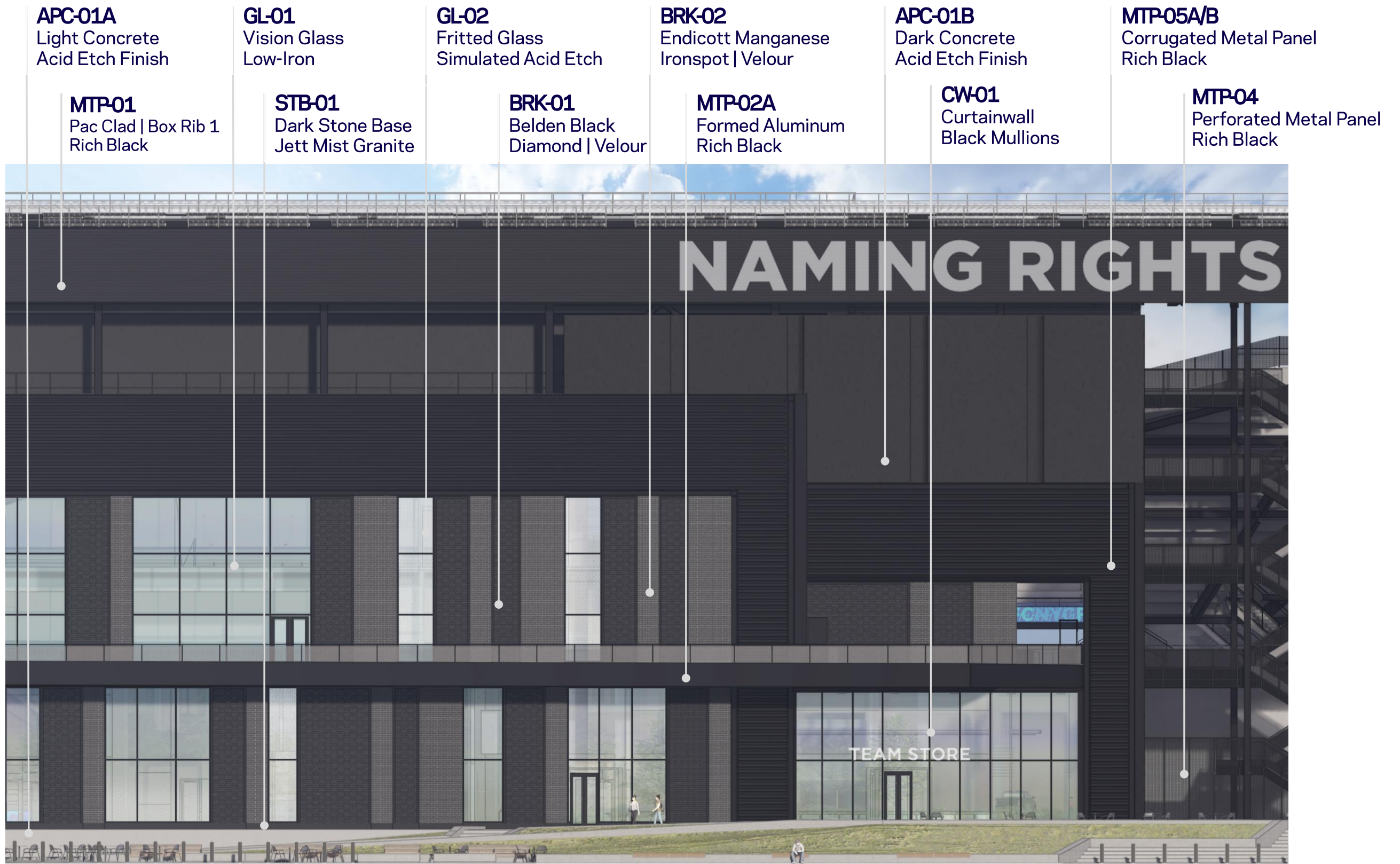
**MTP-06C**  
Aluminum Soffit Panel  
Charcoal Grey

**MTP-06B**  
Aluminum Soffit Panel  
Pigeon Blue



**MTP-06B**  
Aluminum Soffit Panel  
Pigeon Blue

**PERSPECTIVE VIEWS OF SOFFIT MATERIALS**



**PARTIAL WEST ELEVATION**



PARTIAL SOUTH ELEVATION

**BRK-01**  
Belden Black  
Diamond | Velour

**MTP-03**  
Formed Aluminum  
Rich Black

**GL-01**  
Vision Glass  
Low-Iron

**APC-01A**  
Light Concrete  
Acid Etch Finish

**BRK-02**  
Endicott Manganese  
Ironspot | Velour

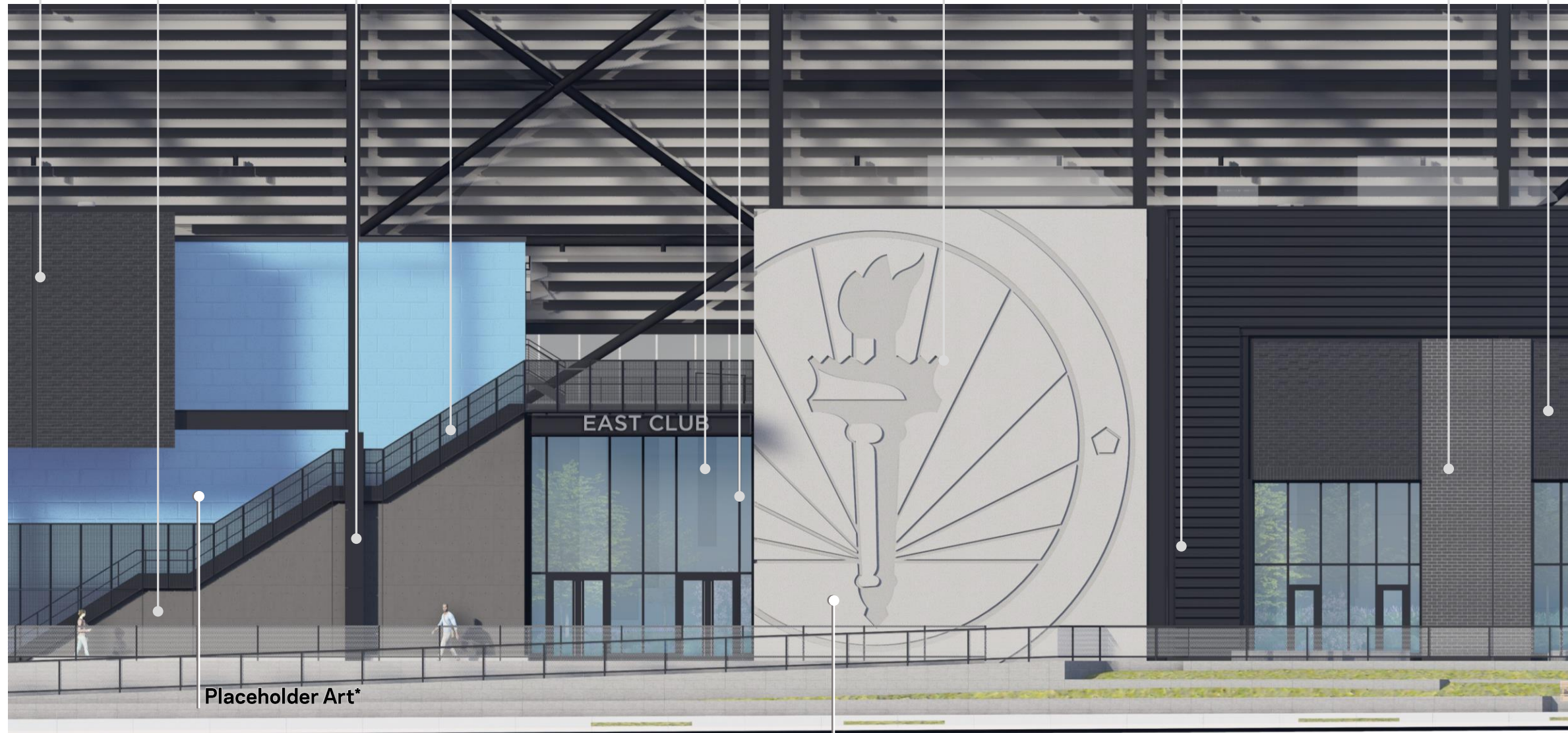
**APC-01B**  
Dark Concrete  
Acid Etch Finish

**MTP-04**  
Perforated Metal Panel  
Rich Black

**CW-01**  
Curtainwall  
Black Mullions

**MTP-05A**  
Corrugated Metal Panel  
Rich Black

**BRK-01**  
Belden Black  
Diamond | Velour



Placeholder Art\*

Dimensional graphic referential to the NYCFC brand. (placeholder design)



**PARTIAL EAST ELEVATION**



PHASE II - STADIUM PARCEL  
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PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

**MTP-02A**  
Formed Aluminum  
Rich Black

**MTP-01**  
Pac Clad | Box Rib 1  
Rich Black

**MTP-02A**  
Formed Aluminum  
Rich Black

**MTP-03**  
Formed Aluminum  
Rich Black

**MTP-02B**  
Formed aluminum  
Magnolia White

**GL-01**  
Vision Glass  
Low-Iron

**BRK-01**  
Belden Black  
Diamond | Velour

**GL-02**  
Fritted Glass  
Simulated Acid Etch

**CW-01**  
Curtainwall  
Black Mullions

**APC-01A**  
Light Concrete  
Acid Etch Finish



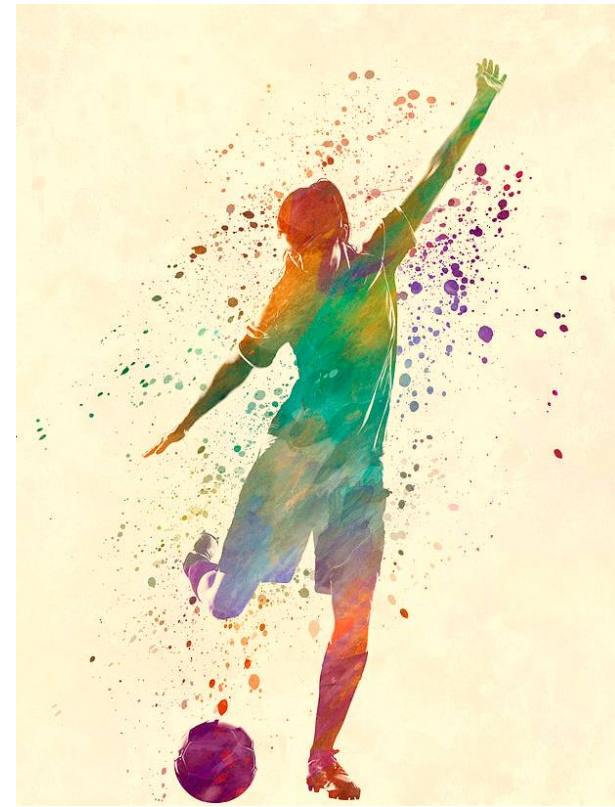
Dimensional graphic  
referential to the NYCFC  
brand. (placeholder design)



## SOUTHEAST ELEVATION



DIGITAL MEDIA



ART MURALS



BRAND LANDMARKS AND SPECIAL WALLS

2 - EXTERIOR ACTIVATION





EXTERIOR FACADE



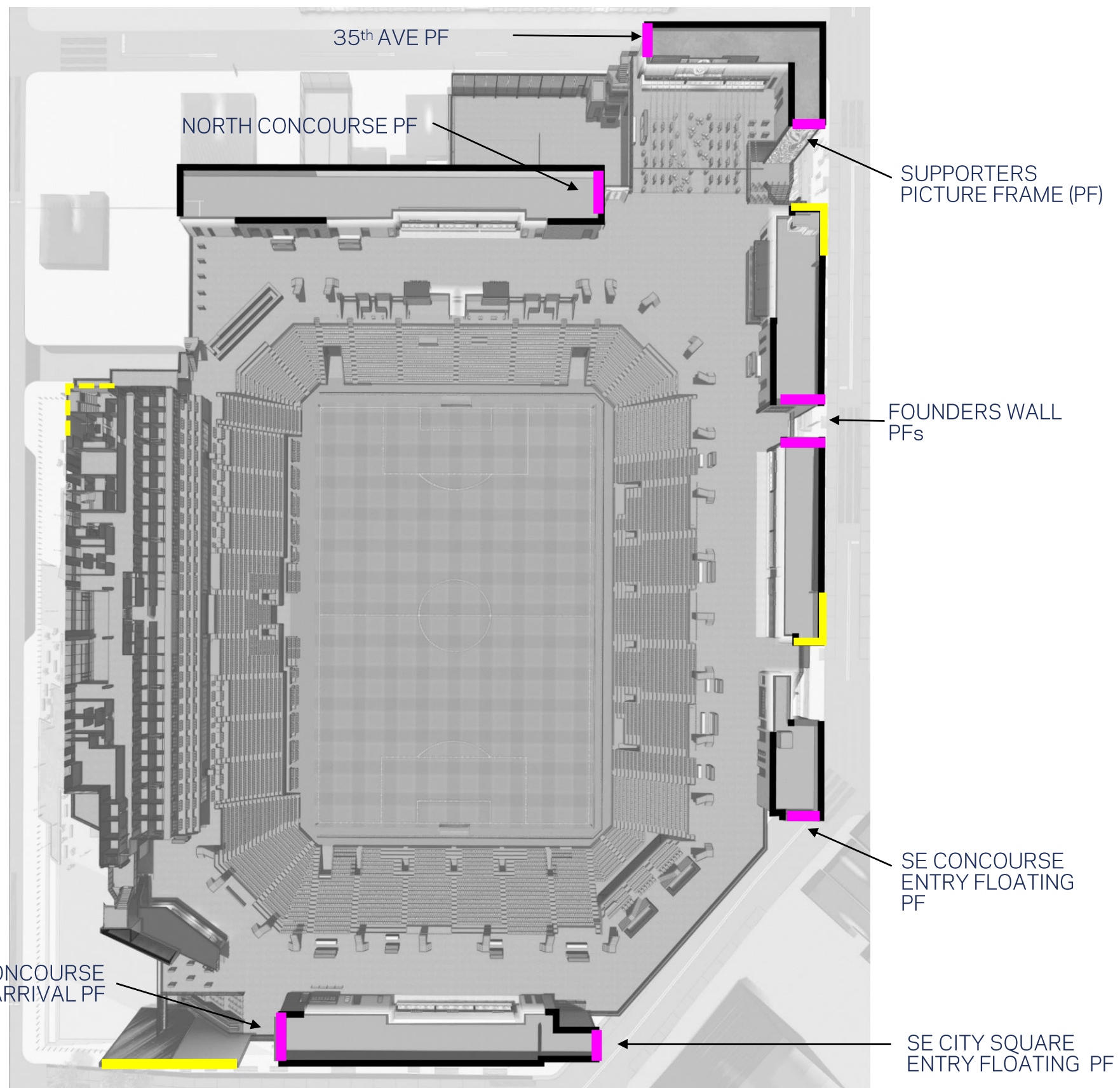
## PICTURE FRAMES

Locations earmarked for art.  
*\*Final locations to be confirmed by client.*



## LANDMARKS

Instances of dimensional graphics referential to the NYCFC brand.



## PICTURE FRAMES & LANDMARKS KEY PLAN

The art-mural canvases - dubbed "Picture Frames" are consistently located on the endcaps of street-side buildings to maximize visibility for both, pedestrians walking by on the sidewalk, as well as game-goers on the inside of the stadium concourse.





KEY PLAN



### SOUTHWEST STADIUM CORNER APPROACH

The Cube entry archway, approach to elevated City Square plaza



PHASE II - STADIUM PARCEL  
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PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

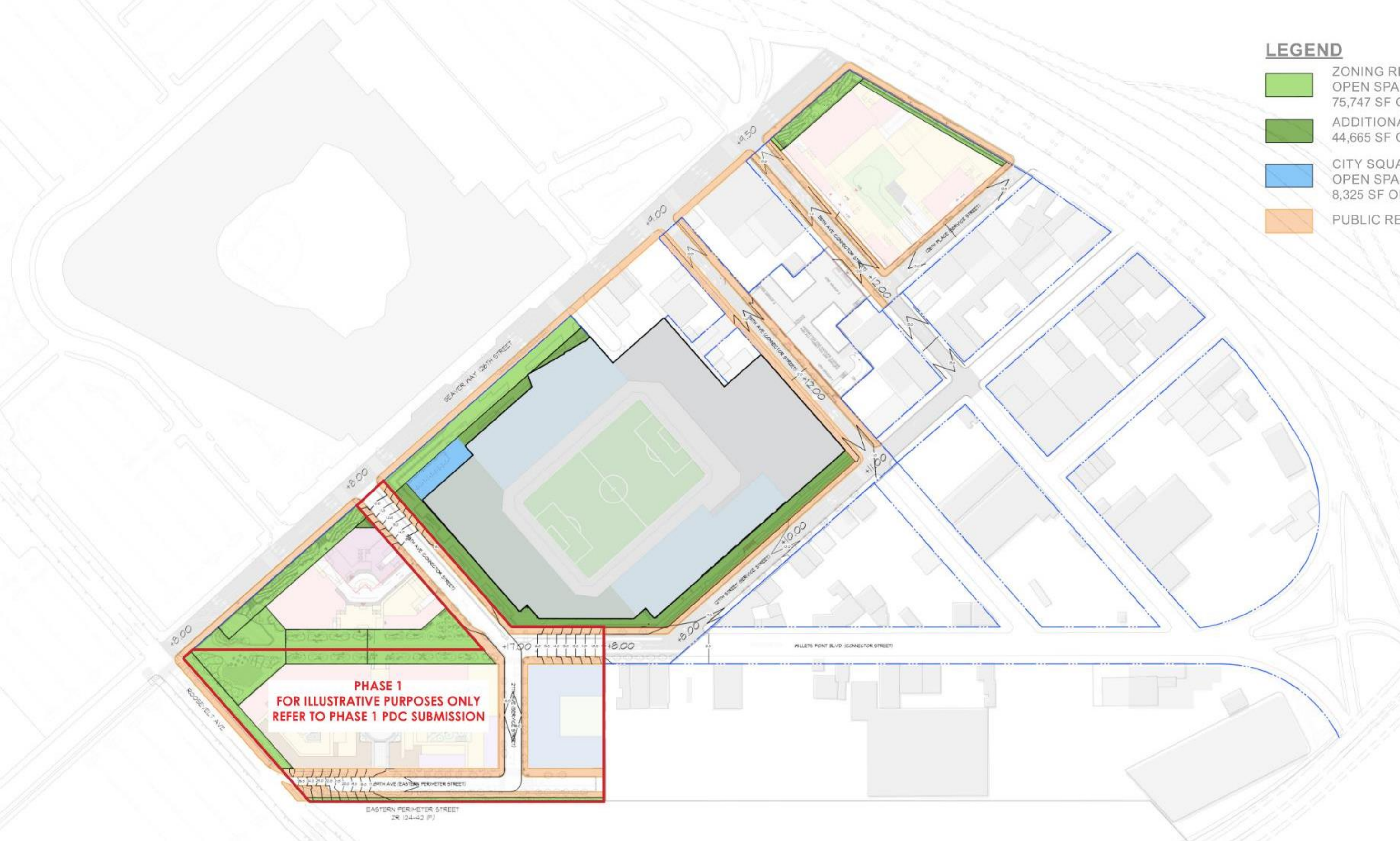
# III. OPEN SPACE

1. Master Plan Open Space Overview
2. Stadium Open Space & Seating Arrangements
3. Stadium Open Space Paving, Planting, & Lighting

# ***1. MASTER PLAN OPEN SPACE OVERVIEW***

**LEGEND**

- ZONING REQUIRED OPEN SPACE  
75,747 SF OR 1.7 ACRES
- ADDITIONAL OPEN SPACE  
44,665 SF OR 1.03 ACRES
- CITY SQUARE ADDITIONAL OPEN SPACE  
8,325 SF OR 0.19 ACRES
- PUBLIC REAL SIDEWALK

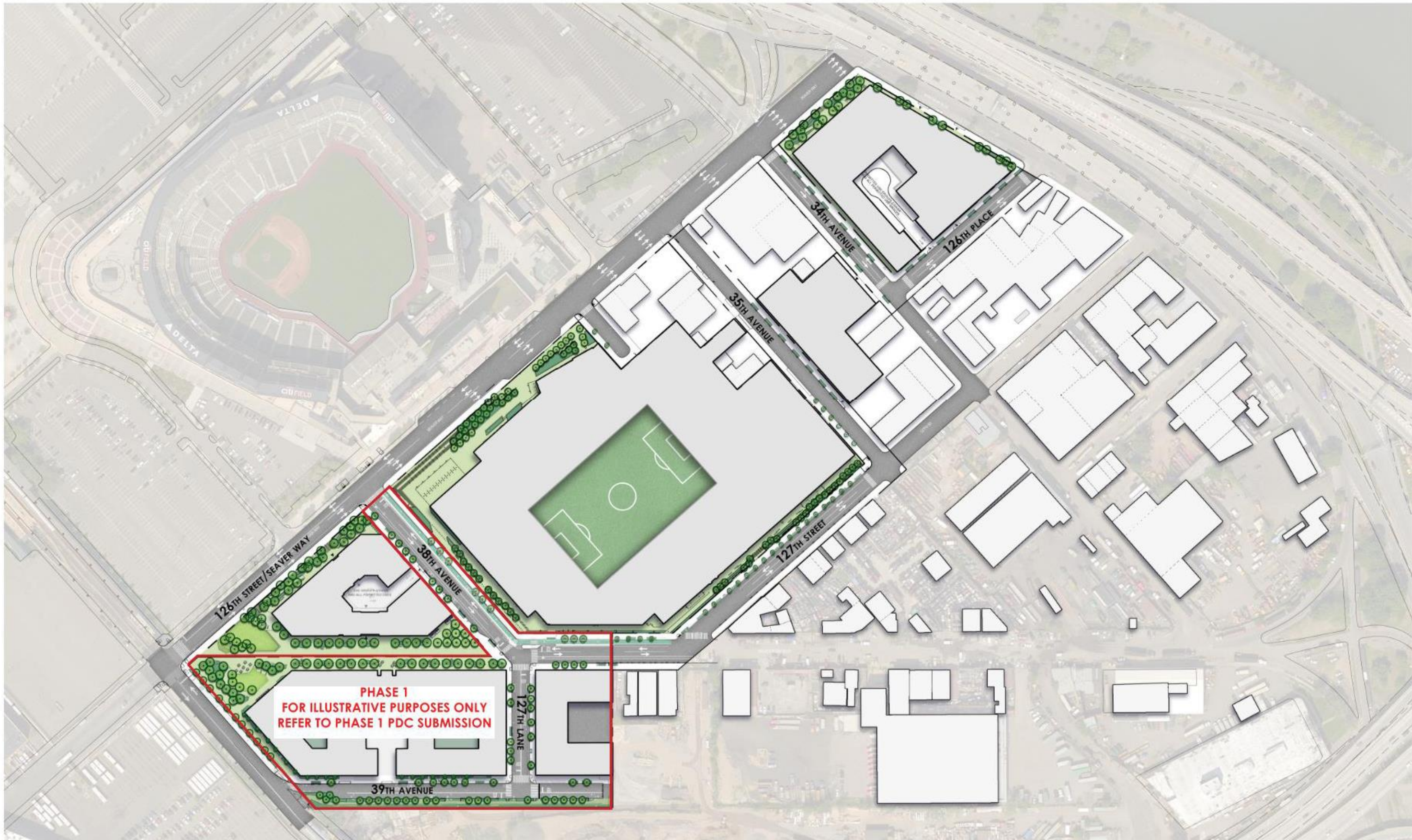


**PHASE 1  
FOR ILLUSTRATIVE PURPOSES ONLY  
REFER TO PHASE 1 PDC SUBMISSION**

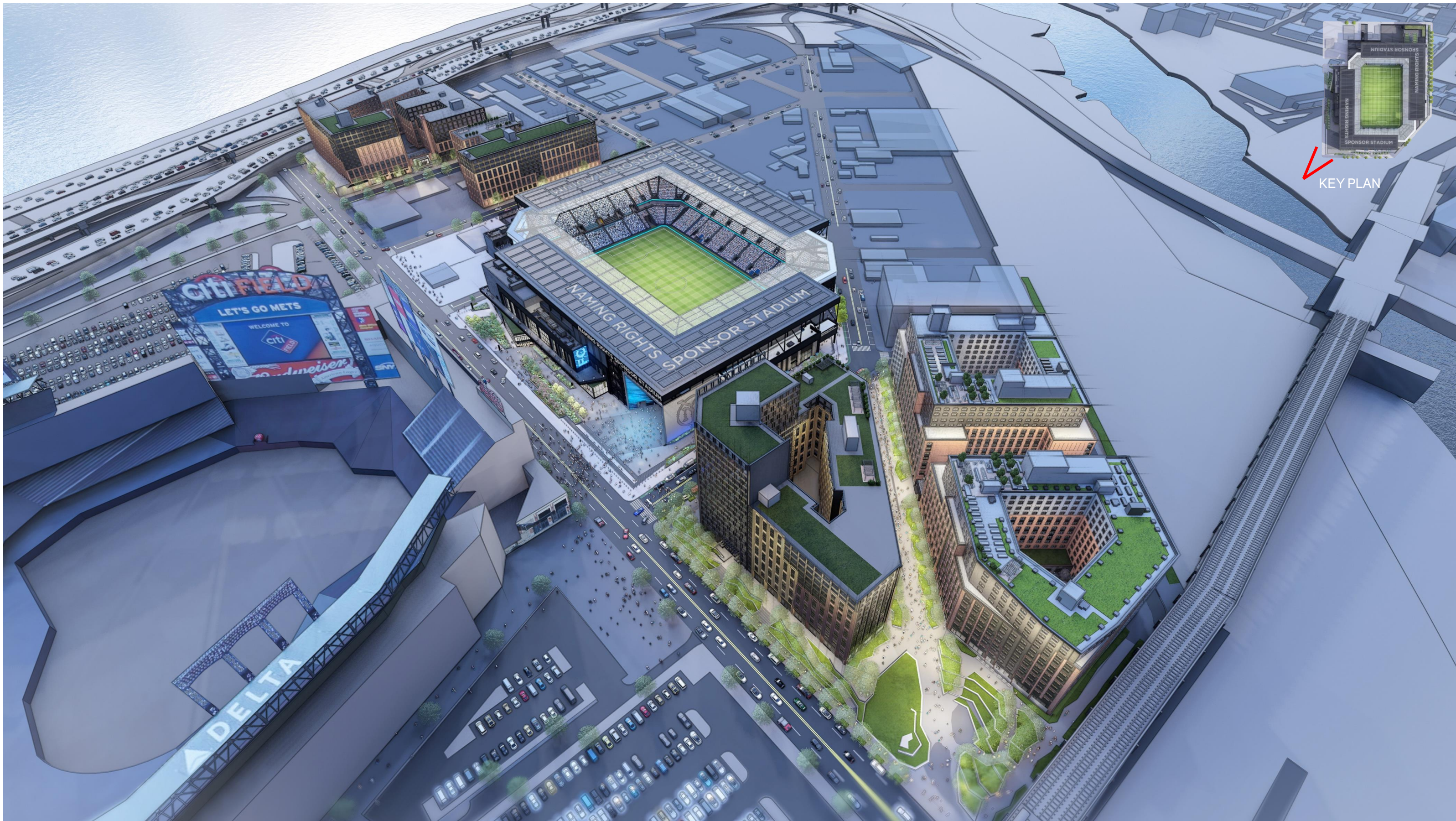
**DISTRICT OPEN SPACE PLAN PHASE 2**



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



DISTRICT OPEN SPACE PLAN PHASE 2



KEY PLAN

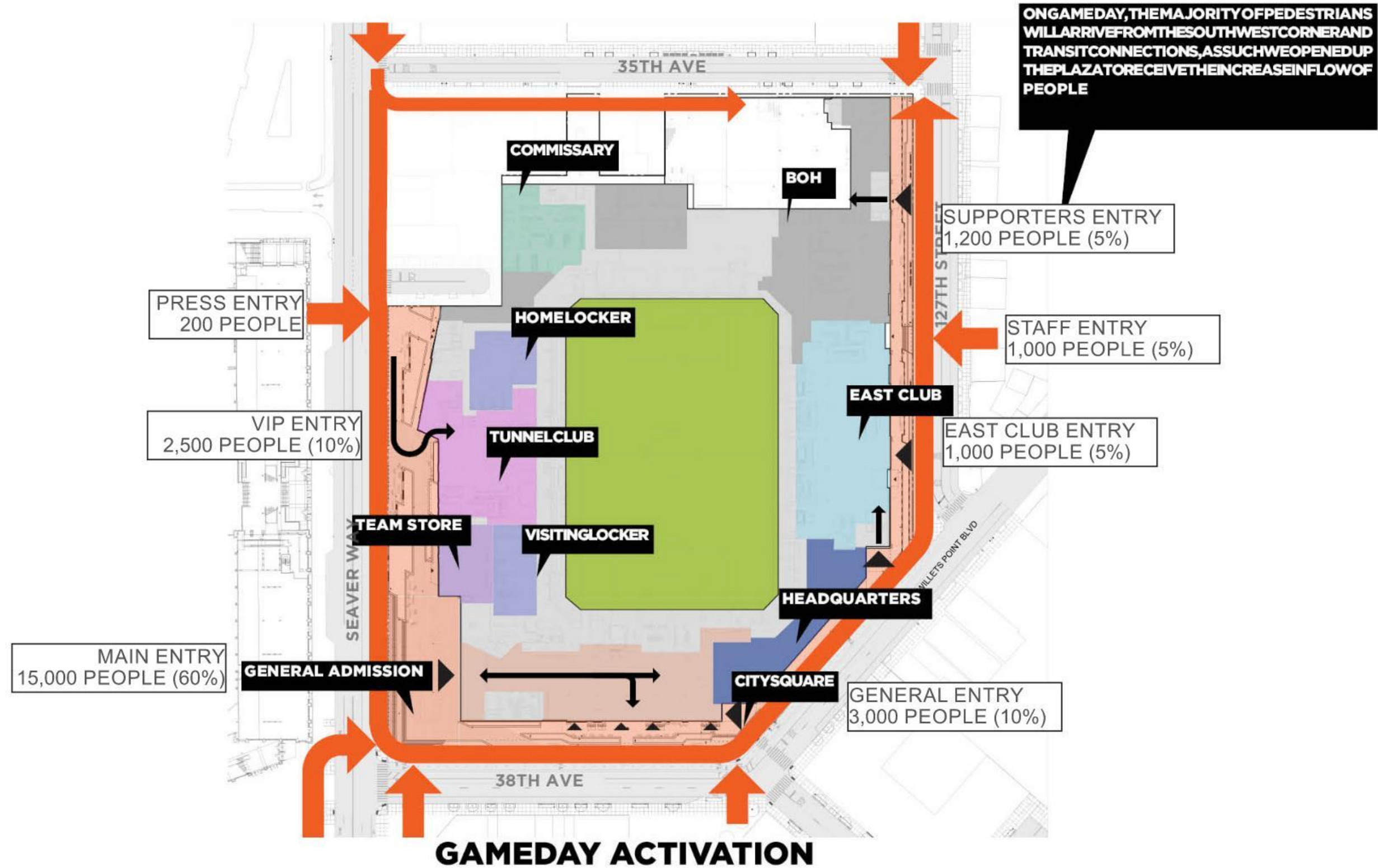
DISTRICT OPEN SPACE PLAN PHASE 2



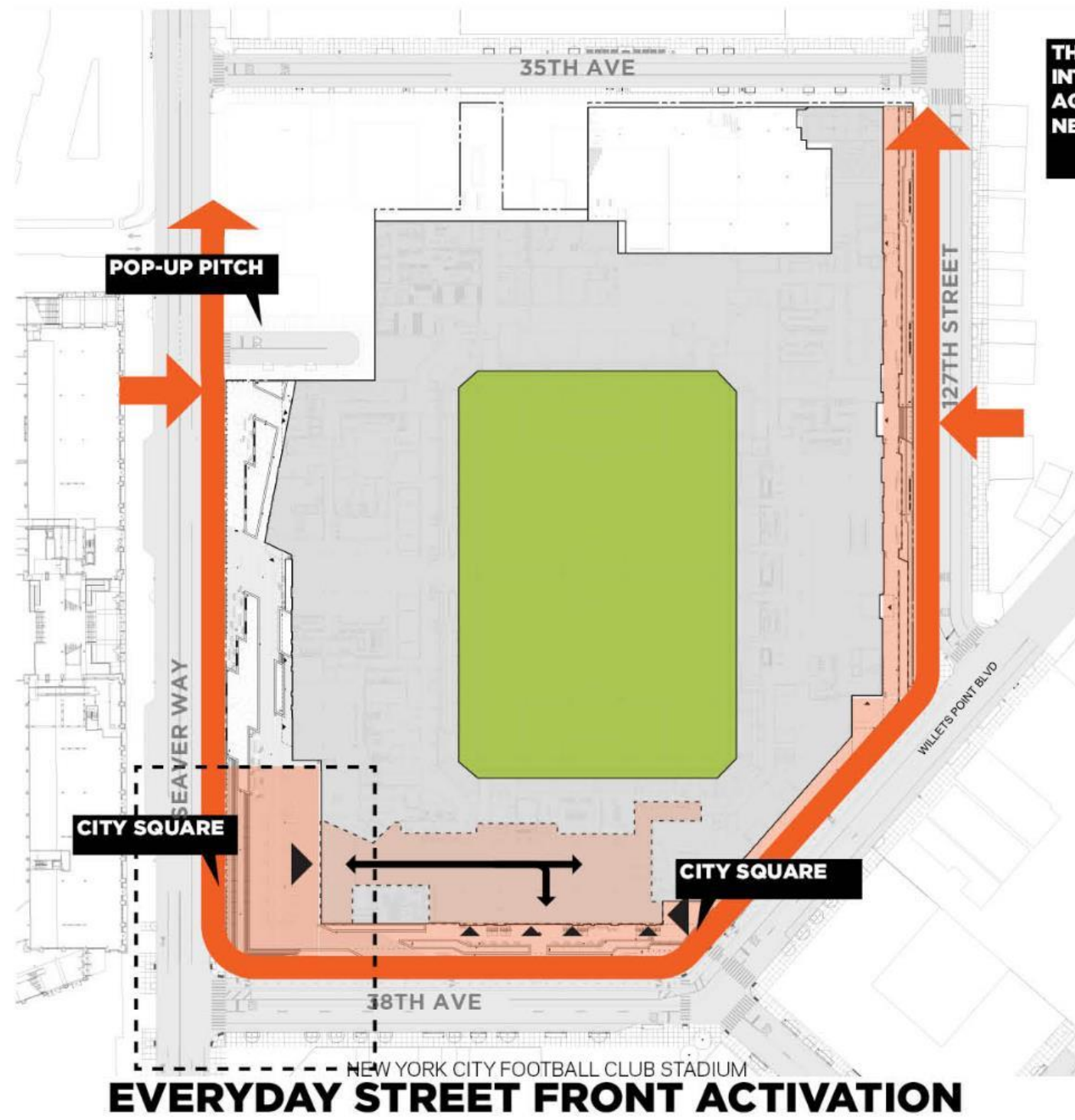
PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

## **2. STADIUM OPEN SPACE & SEATING ARRANGEMENTS**



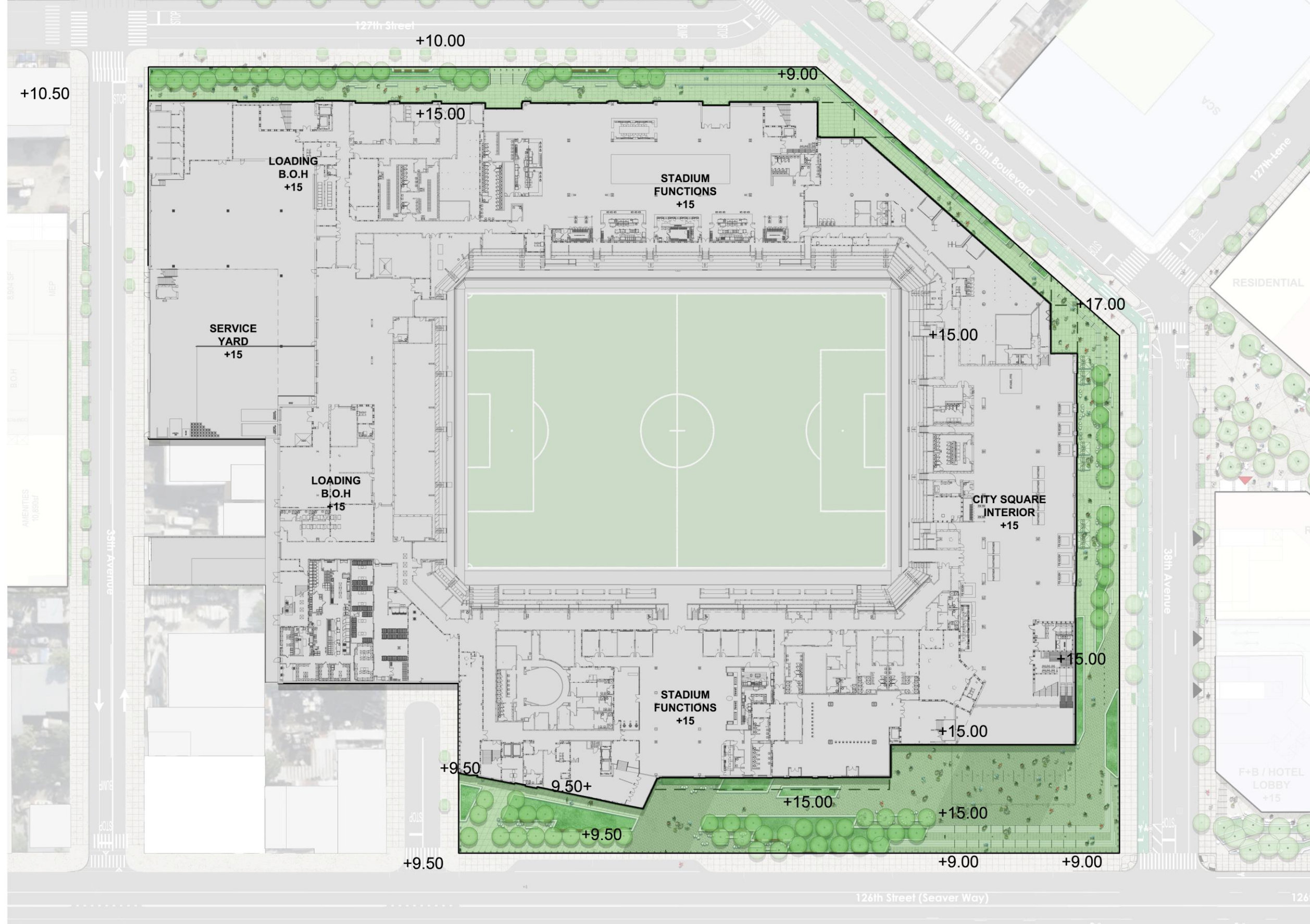


**STADIUM GAME DAY ACTIVATION**



THE FUTURE PUBLIC REALM OF THE STADIUM INTRODUCES NEW OPPORTUNITIES TO ACT AS A GLOBAL GATEWAY TO THE WILLETTS POINT NEIGHBORHOOD

STADIUM NON-GAME DAY ACTIVATION



**PUBLIC OPEN SPACE**

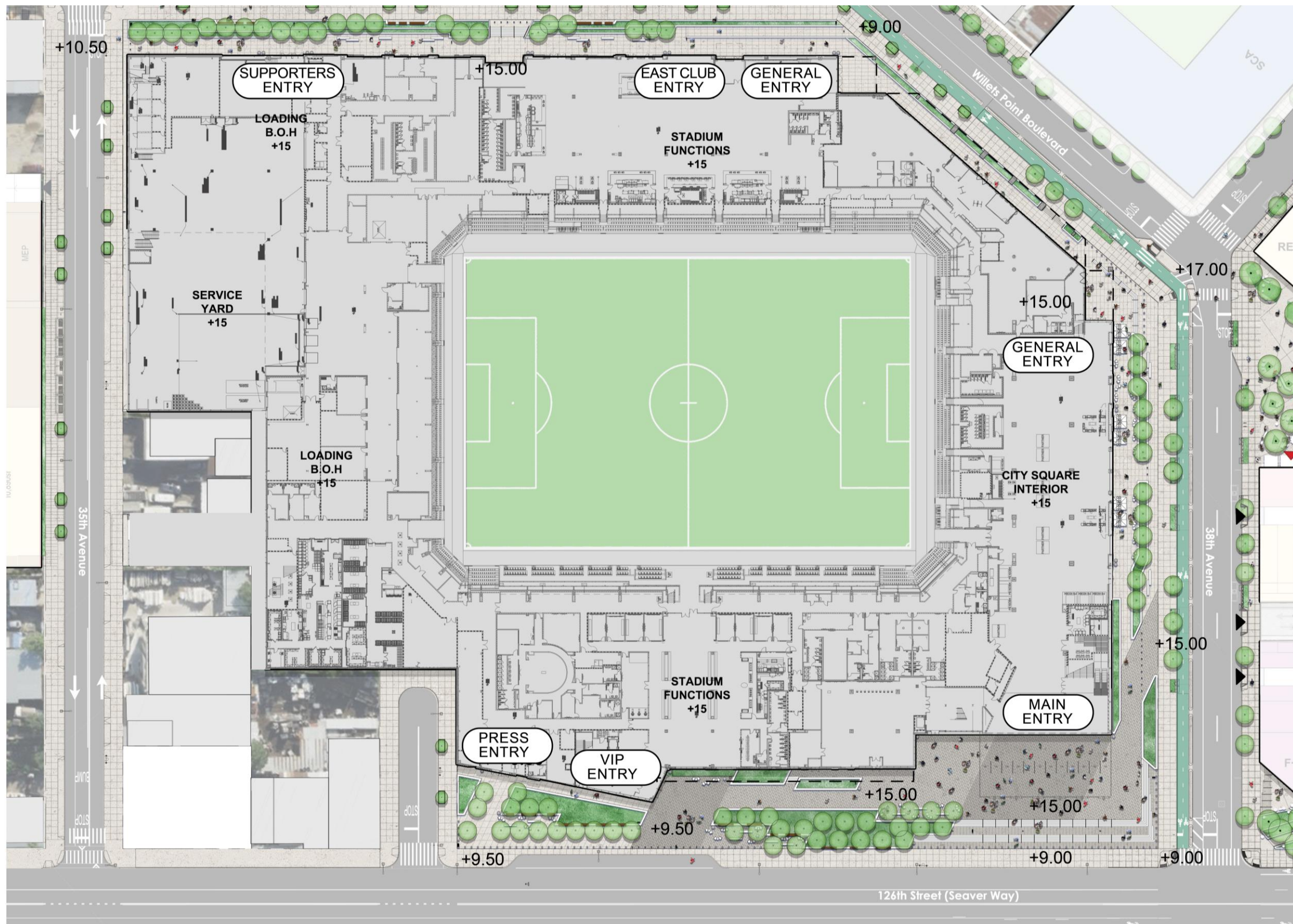


SCALE: 1" = 80'-0"

**STADIUM OPEN SPACE PLAN**



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



| STADIUM ZONING LOT AREA ANALYSIS  |       |                     |
|---|-------|---------------------|
| TAX LOTS  |       |                     |
| LOT AREA SUMMARY  |       |                     |
| "AREA A" SF   |       | 435,302 SF          |
| "AREA B" SF   |       |                     |
| ZONING LOT AREA ( AREA A + B ) = TOTAL                                      |       | 435,302 SF          |
| PERMITTED ZONING FLOOR AREA   |       | FAR                 |
| MAXIMUM PERMITTED - AREA A  | 5     | 2,176,510 SF        |
| MAXIMUM PERMITTED - AREA B  | 4     | 0 SF                |
| MAXIMUM PERMITTED ZONING FLOOR AREA   |       | <b>2,176,510 SF</b> |
| MAXIMUM COMMERCIAL - AREA A   | 2     | 870,604 SF          |
| MAXIMUM COMMERCIAL - AREA B   | 2     | 0 SF                |
| MAXIMUM PERMITTED COMMERCIAL  |       | <b>870,604 SF</b>   |
| PROPOSED ZONING FLOOR AREA  |       |                     |
|   |       | ZONING LOT          |
| PROPOSED COMMERCIAL ZONING FLOOR AREA                                       |       | 500,000 SF          |
| AREA A PORTION  | 1.149 | 500,000 SF          |
| AREA B PORTION  |       | 0 SF                |
| PROPOSED RESIDENTIAL ZONING FLOOR AREA                                      |       | 0 SF                |
| AREA A PORTION  | 0.000 | 0 SF                |
| AREA B PORTION  |       | 0 SF                |
| PROPOSED COMMUNITY FACILITY FLOOR AREA                                      |       | 0 SF                |
| AREA A PORTION  | 0.000 | 0 SF                |
| AREA B PORTION  |       | 0 SF                |
| PROPOSED TOTAL ZONING FLOOR AREA  | 1.149 | <b>500,000 SF</b>   |
| PROPOSED ZFA DEFICIT/ SURPLUS   |       | <b>1,676,510 SF</b> |
| FLOOR AREA DEFICIT IS BEING TRANSFERRED FROM THE STADIUM SITE THROUGH ULURP |       |                     |

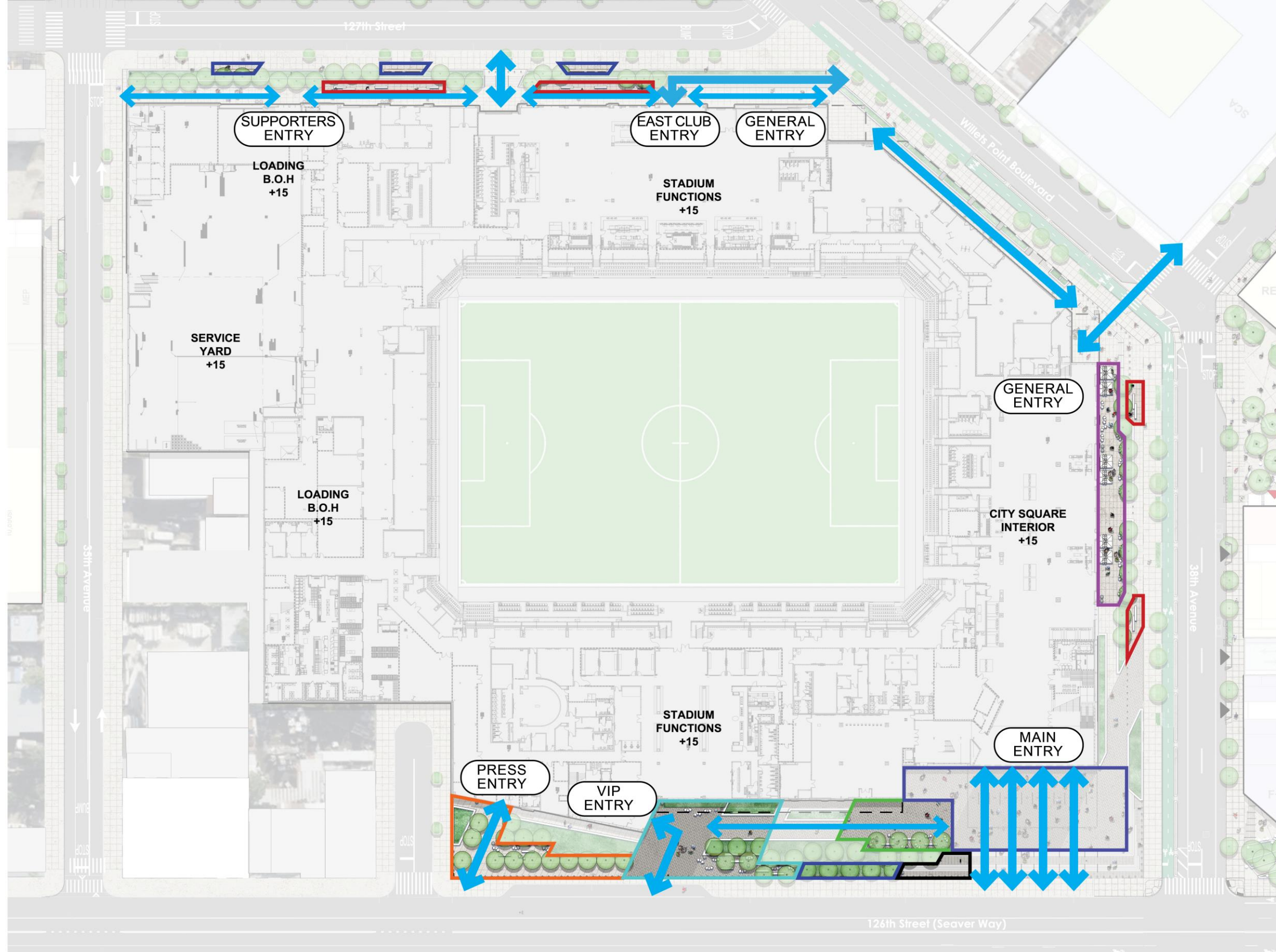


SCALE: 1" = 80'-0"

STADIUM OPEN SPACE PLAN



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



- SHADED SEAT WALL & SEATING BLOCKS
- SEAVER WAY SEATING STEPS
- CITY SQUARE MARKET SEATING
- SEAT WALL AT SIDEWALK
- SEAVER WAY BOSQUE SEATING
- CITY SQUARE PLAZA SEATING
- VIP PLAZA SEATING
- CITY SQUARE PLAZA



SCALE: 1" = 80'-0"

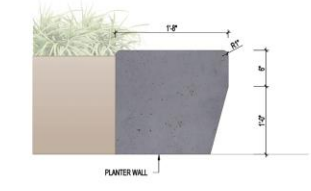
## STADIUM OPEN SPACE SEATING AREAS



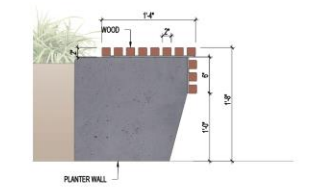
PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



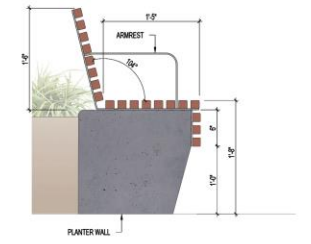
 Concrete Seatwalls




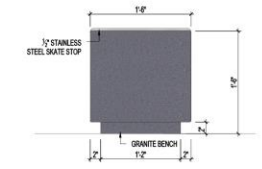
 Seatwall w/ Backless Wood Bench



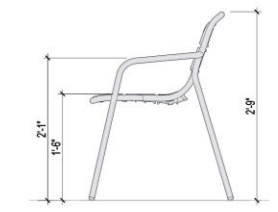
 Seatwall w/ Backed Wood Bench



 Granite Seating Blocks



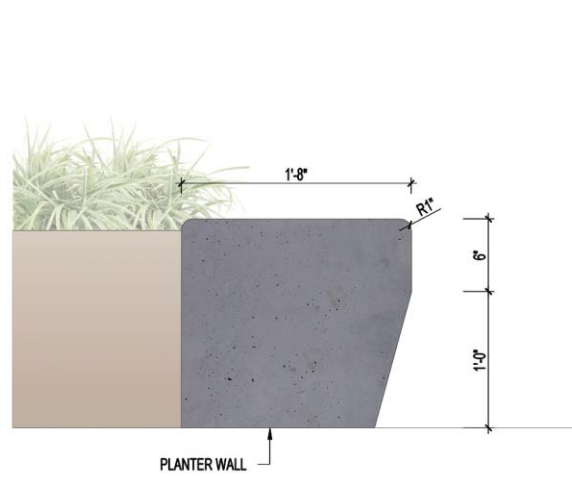
 Movable Tables + Chairs



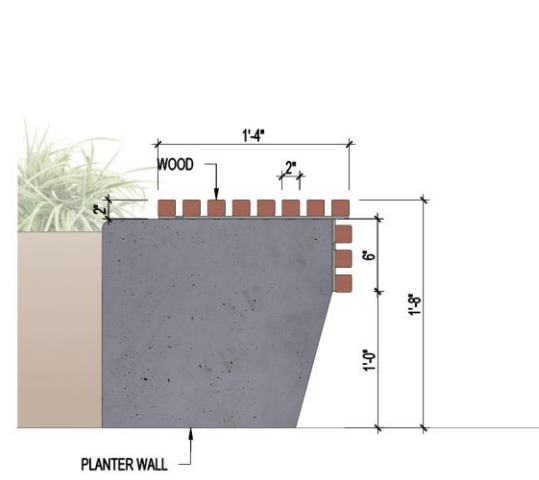
 Stair Seating

SCALE: 1" = 80'-0"

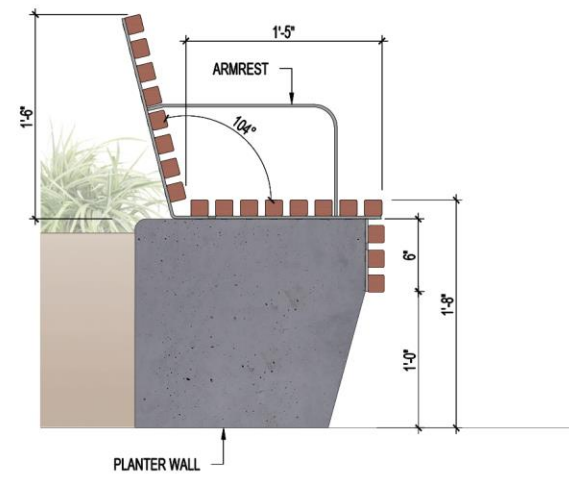
**STADIUM OPEN SPACE SEATING DIAGRAM**



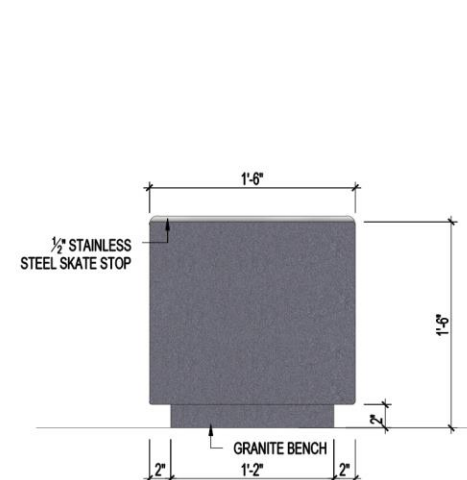
CONCRETE SEAT WALL



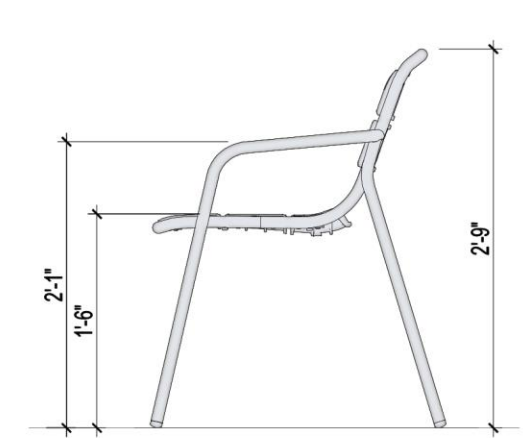
CONCRETE SEAT WALL WITH  
BACKLESS WOOD BENCH



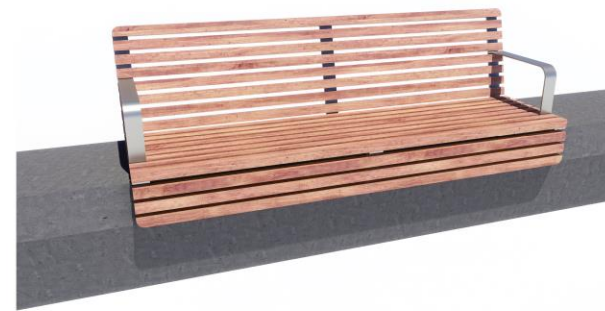
CONCRETE SEAT WALL WITH  
BACKED WOOD BENCH



GRANITE BLOCK BENCH



MOVEABLE CHAIR



STADIUM OPEN SPACE SEATING FAMILY ELEMENTS

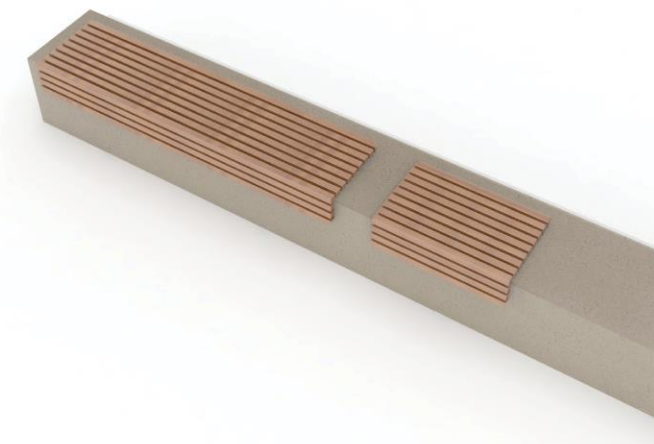


Neutral Series - Powdercoated Metal\*



21 CHAIR  
BY LANDSCAPE FORMS

AUSTIN LITTER RECEPTACLE  
BY LANDSCAPE FORMS

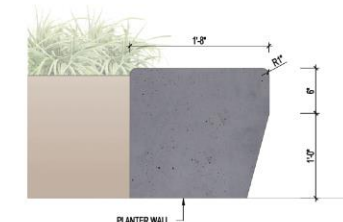
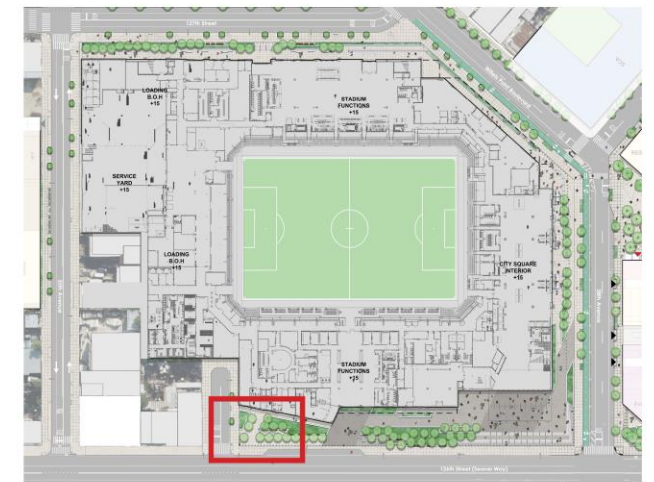
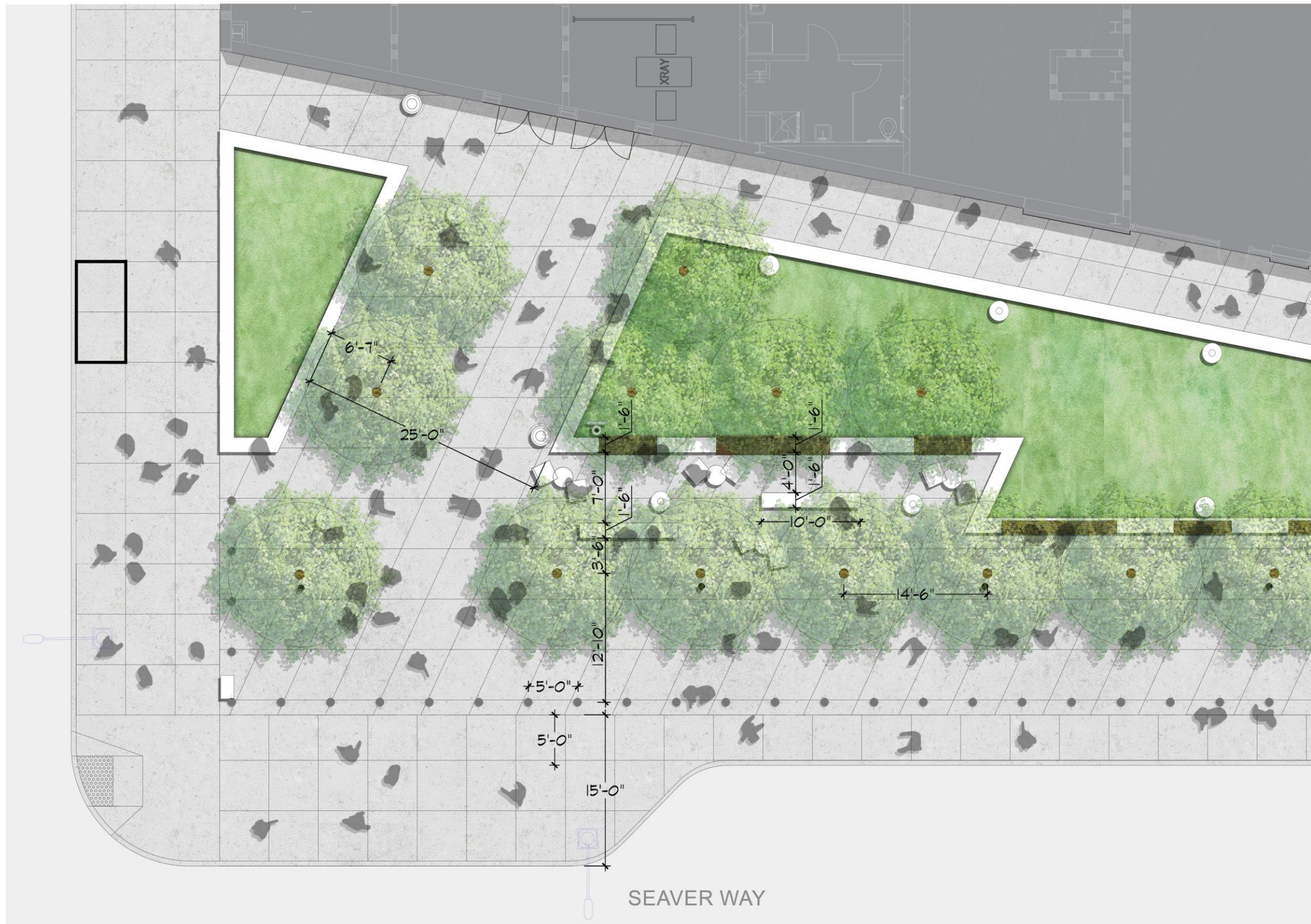


UNIVERSE SYSTEM BENCH  
BY LANDSCAPE FORMS

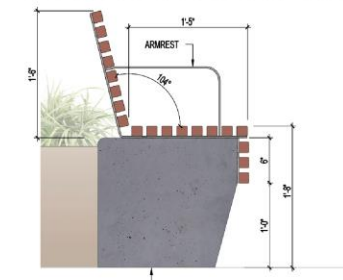
THERMALLY  
MODIFIED ASH

STADIUM OPEN SPACE SEATING MATERIALS & FINISHES

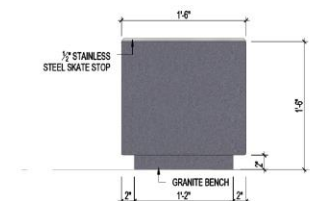




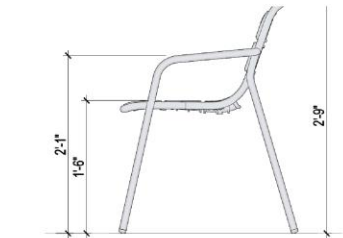
CONCRETE SEAT WALL



CONCRETE SEAT WALL WITH BACKLESS WOOD BENCH



GRANITE BLOCK BENCH



MOVEABLE CHAIR

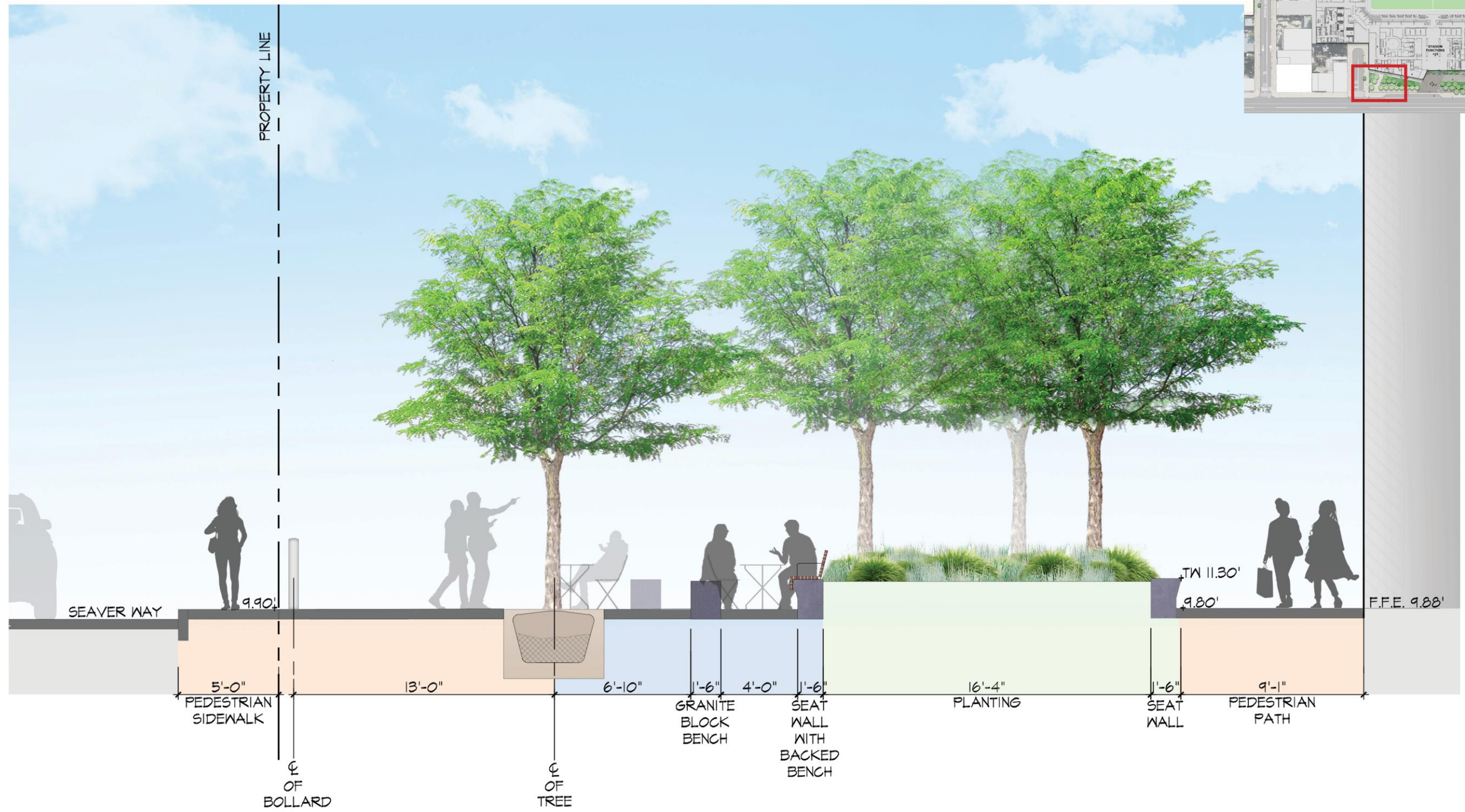
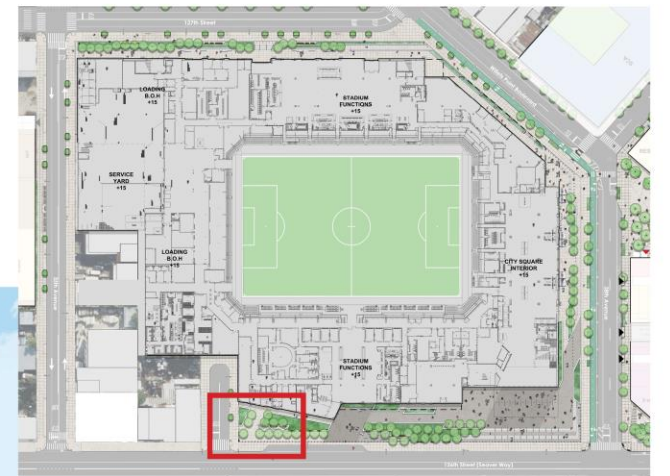
SCALE: 3/32" = 1'-0"



SEAVER WAY BOSQUE SEATING ENLARGEMENT

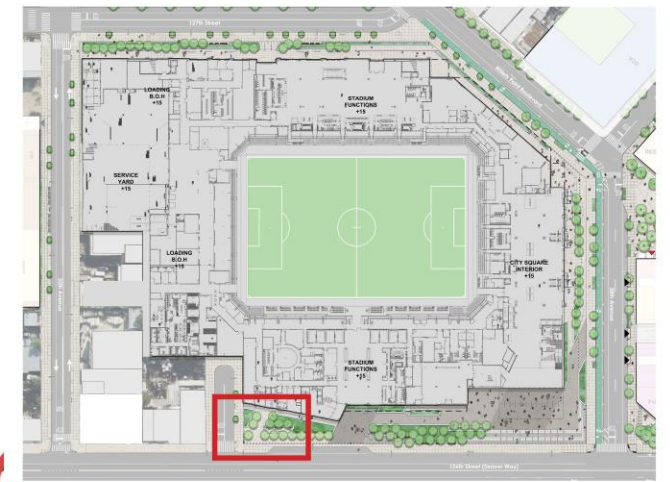


PHASE II - STADIUM PARCEL  
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 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



SCALE: 3/16" = 1'-0"

SEAVER WAY BOSQUE SEATING SECTION

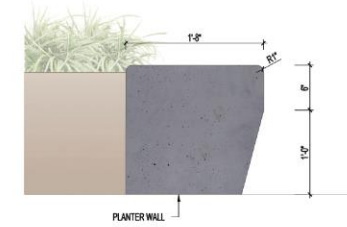
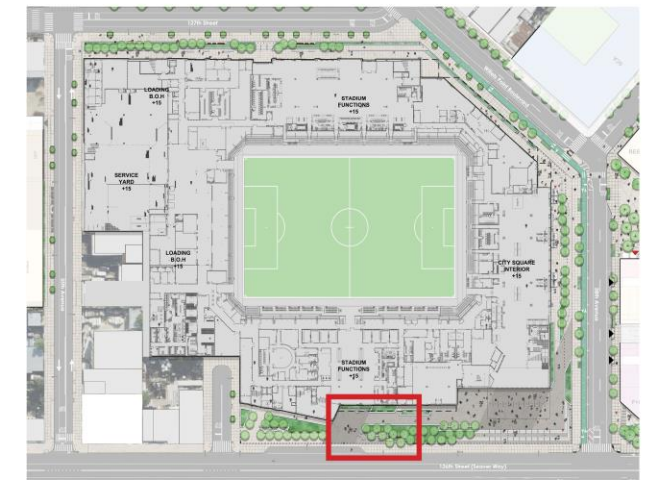
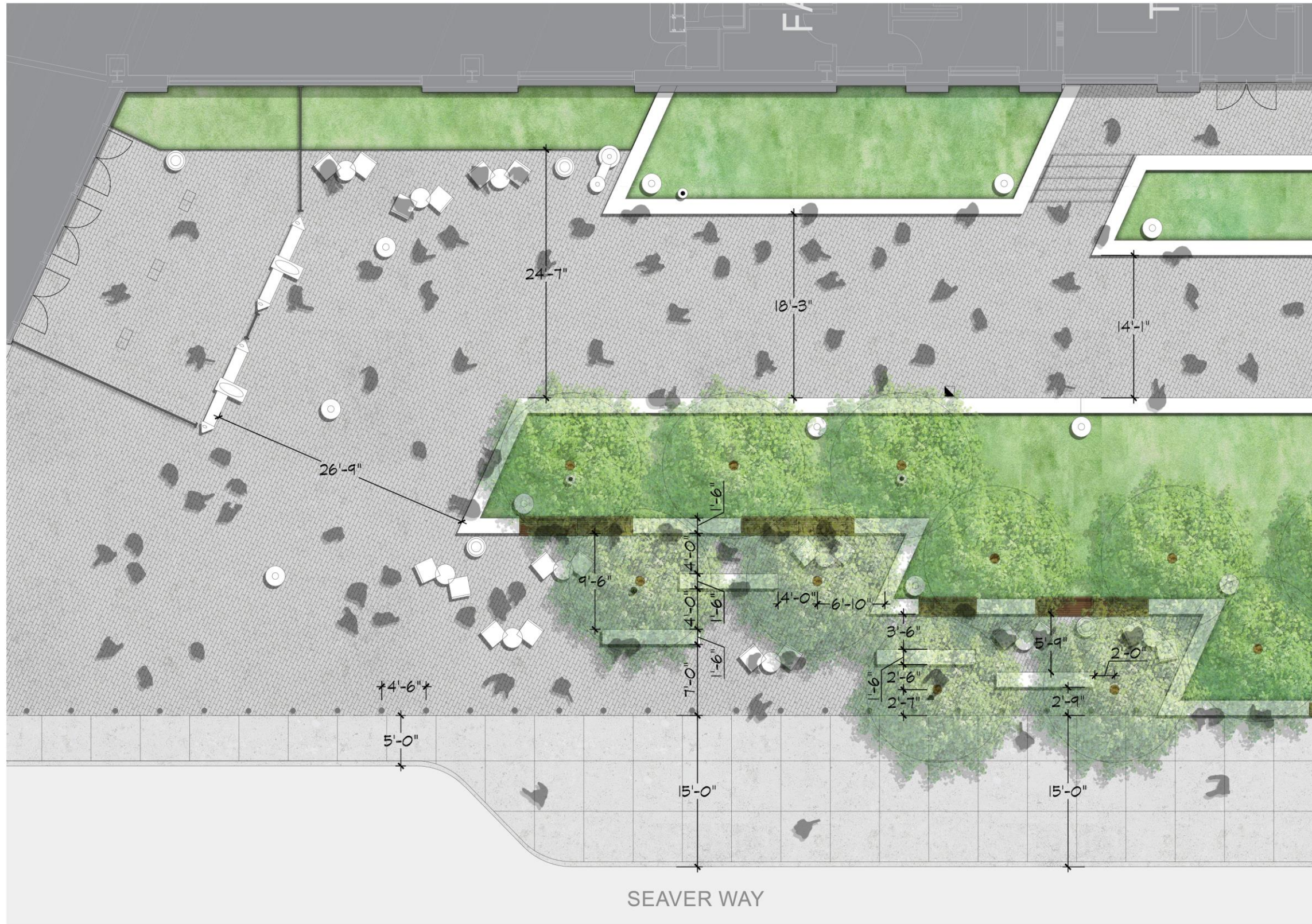


SCALE: 3/32" = 1'-0"

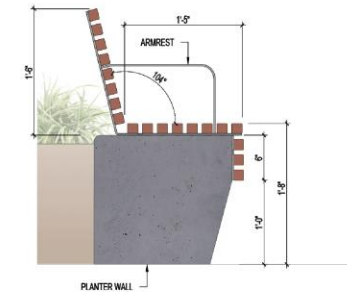
SEAVER WAY BOSQUE SEATING 3D



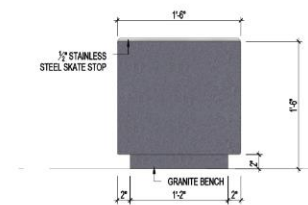
PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



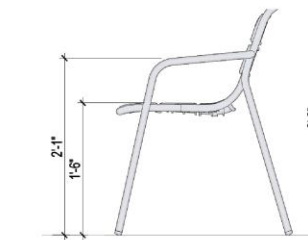
CONCRETE SEAT WALL



CONCRETE SEAT WALL WITH BACKLESS WOOD BENCH



GRANITE BLOCK BENCH



MOVEABLE CHAIR

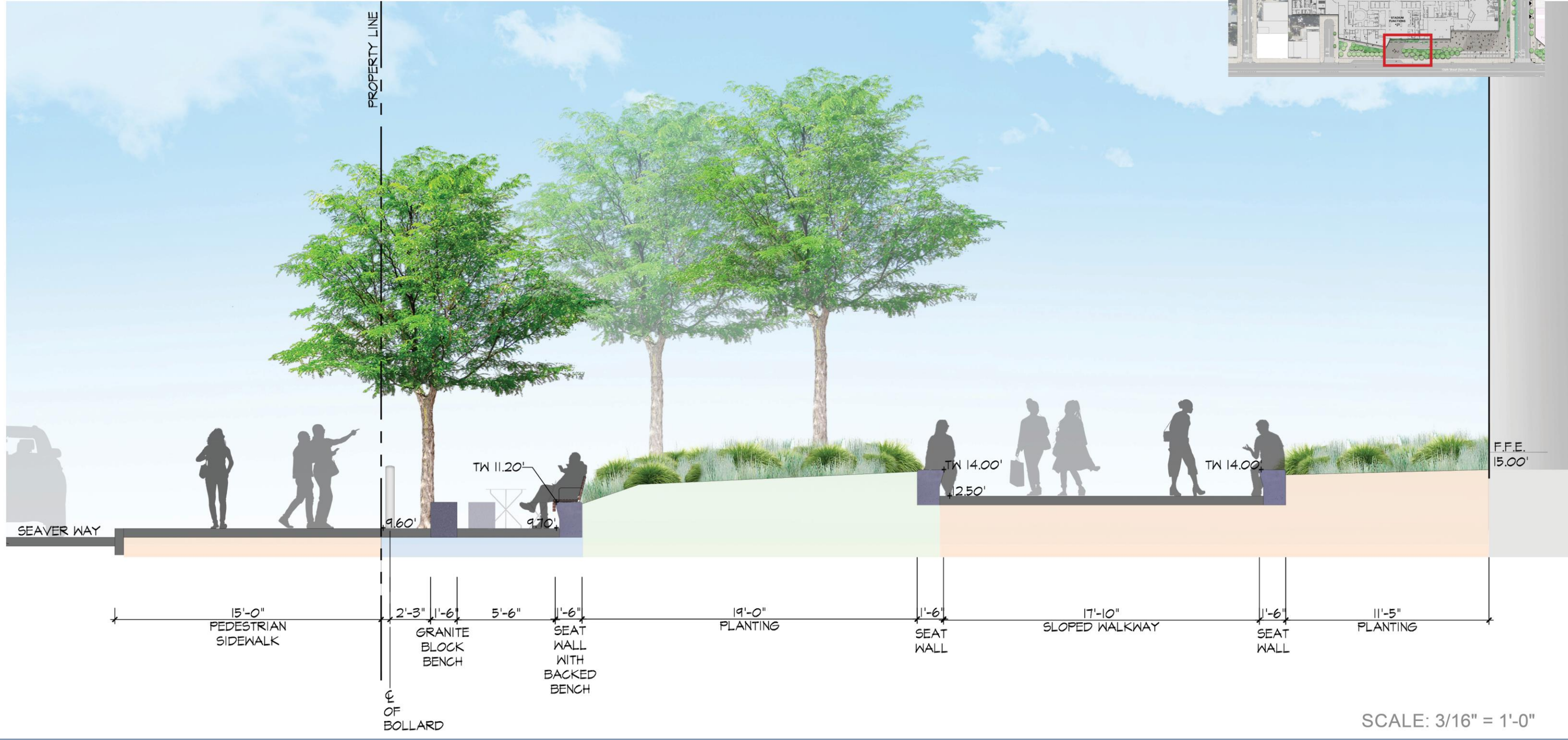
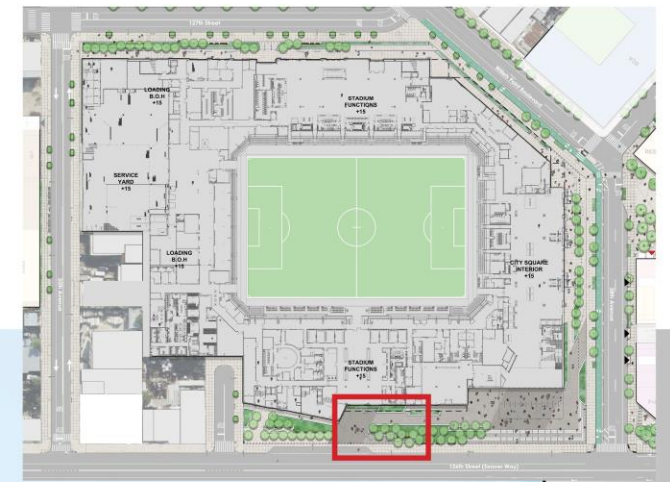


SCALE: 3/32" = 1'-0"

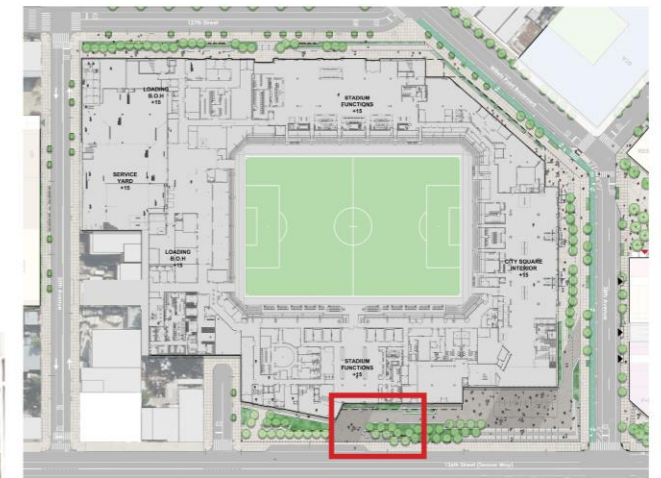
VIP PLAZA SEATING ENLARGEMENT



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



VIP PLAZA SEATING SECTION

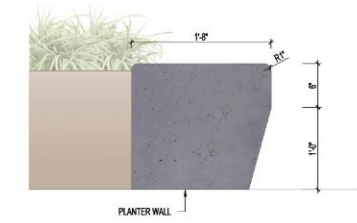
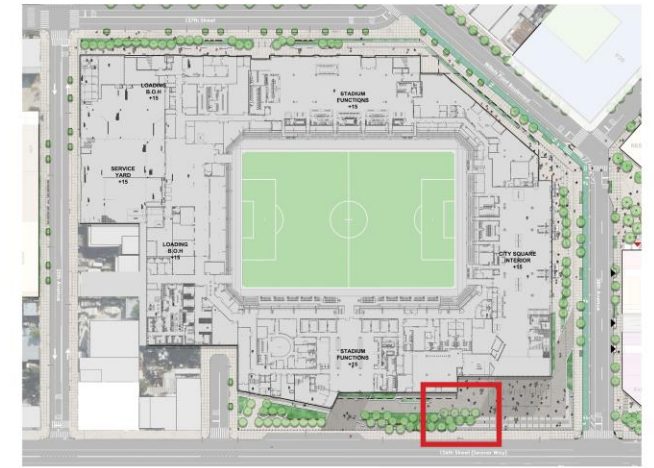
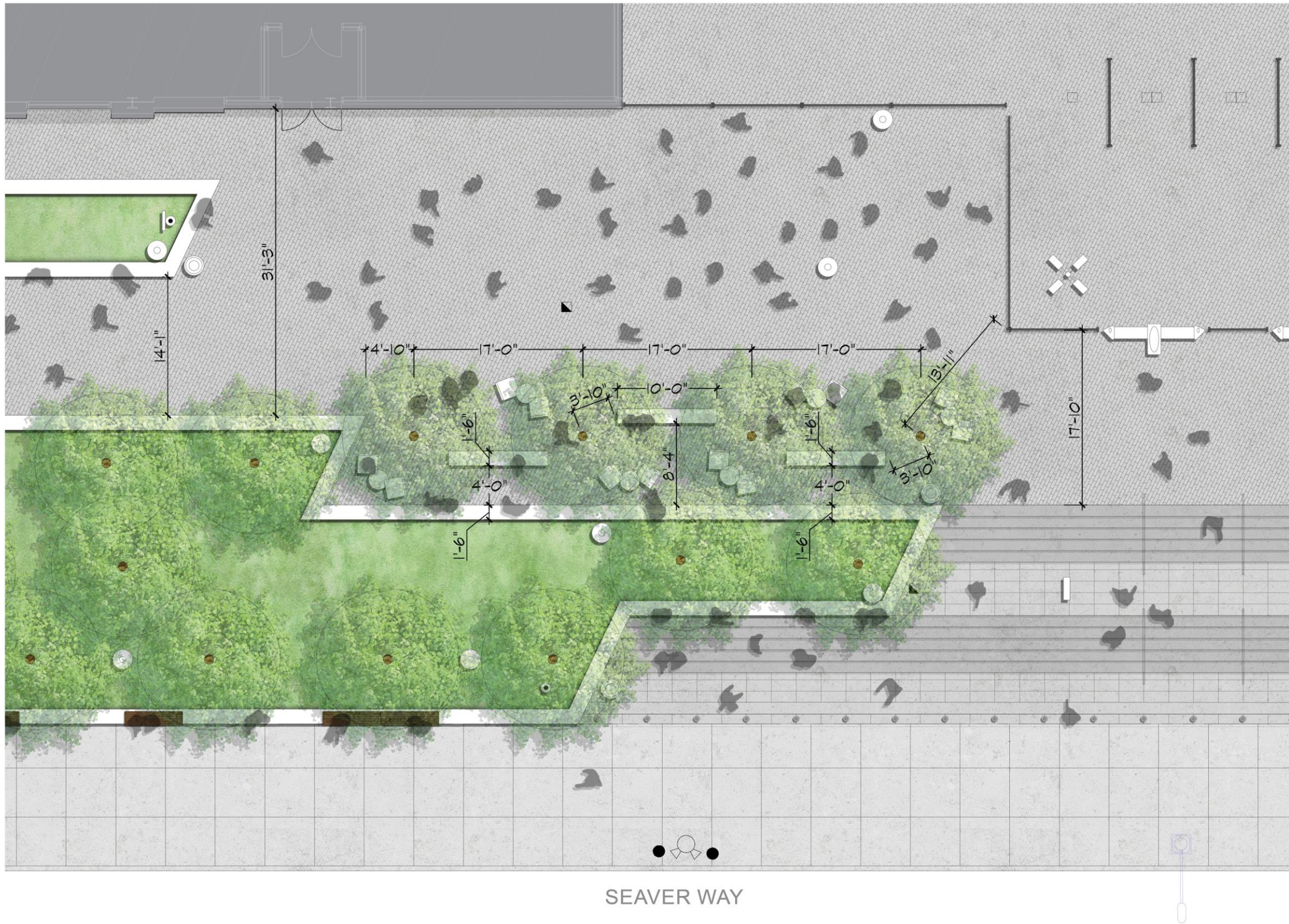


SCALE: 3/32" = 1'-0"

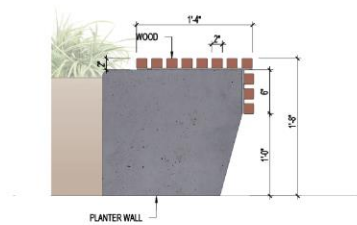
VIP PLAZA SEATING 3D



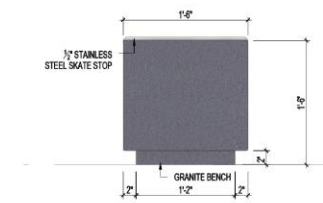
PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



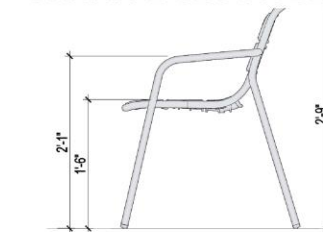
CONCRETE SEAT WALL



CONCRETE SEAT WALL WITH BACKLESS WOOD BENCH



GRANITE BLOCK BENCH

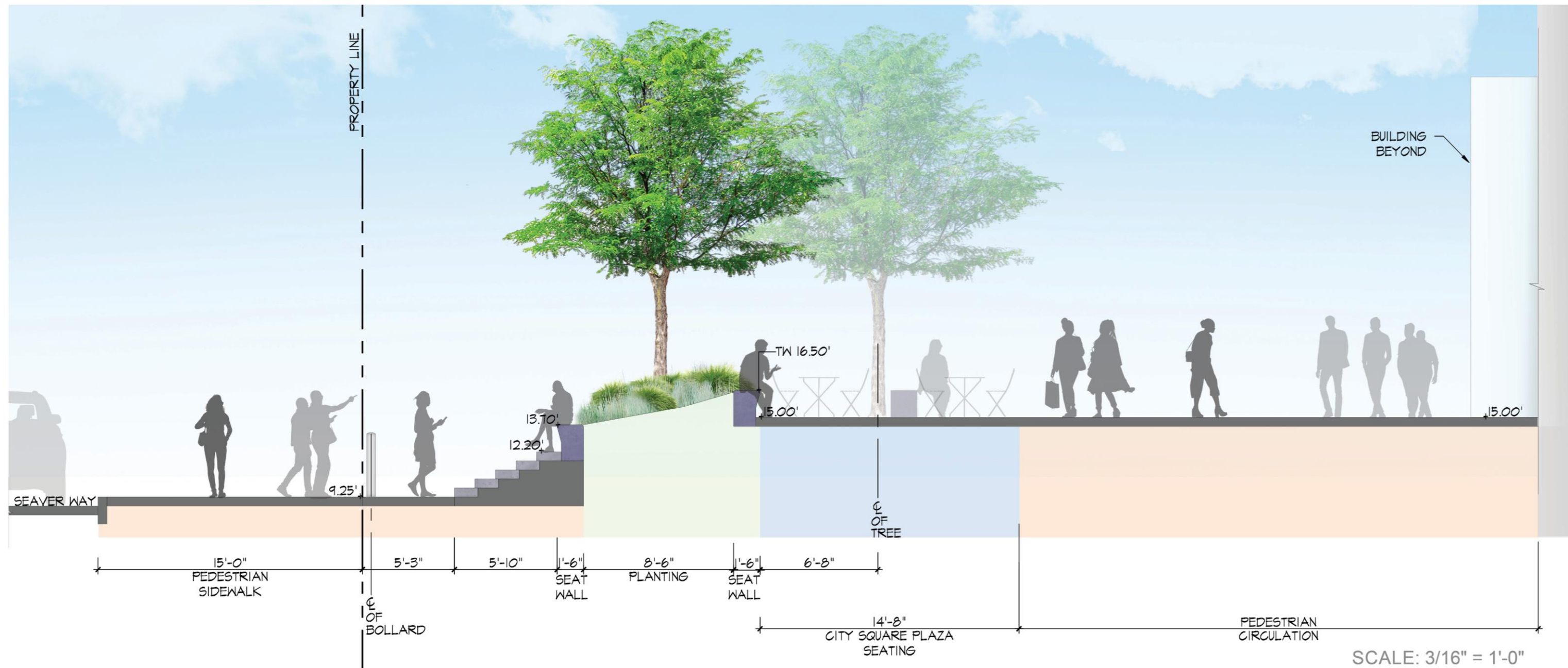
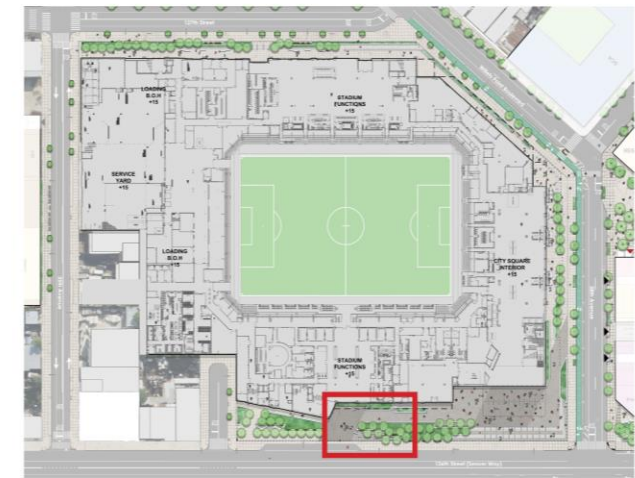


MOVEABLE CHAIR

SCALE: 3/32" = 1'-0"

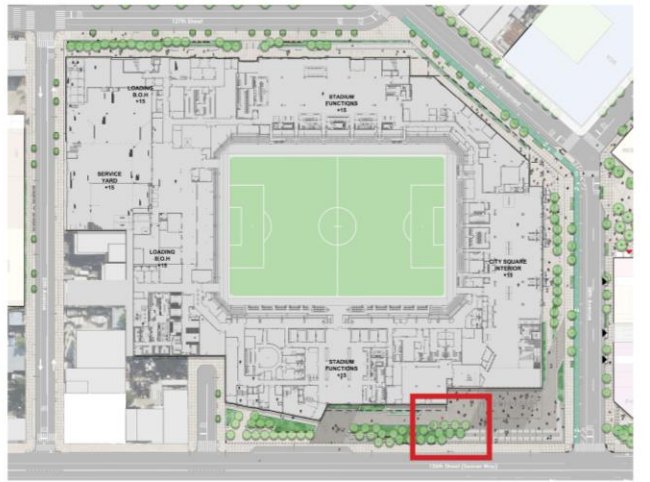


CITY SQUARE PLAZA SEATING ENLARGEMENT



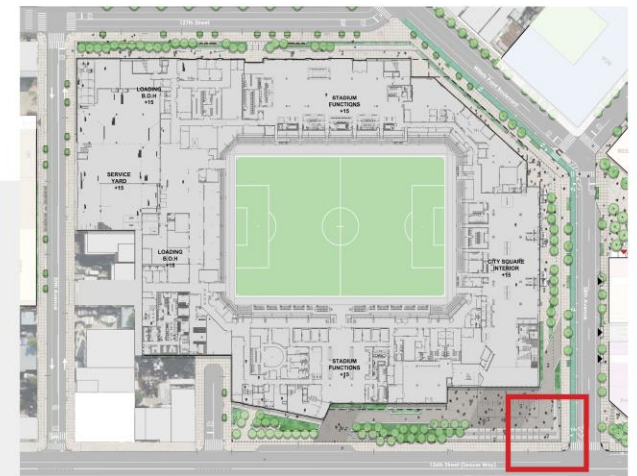
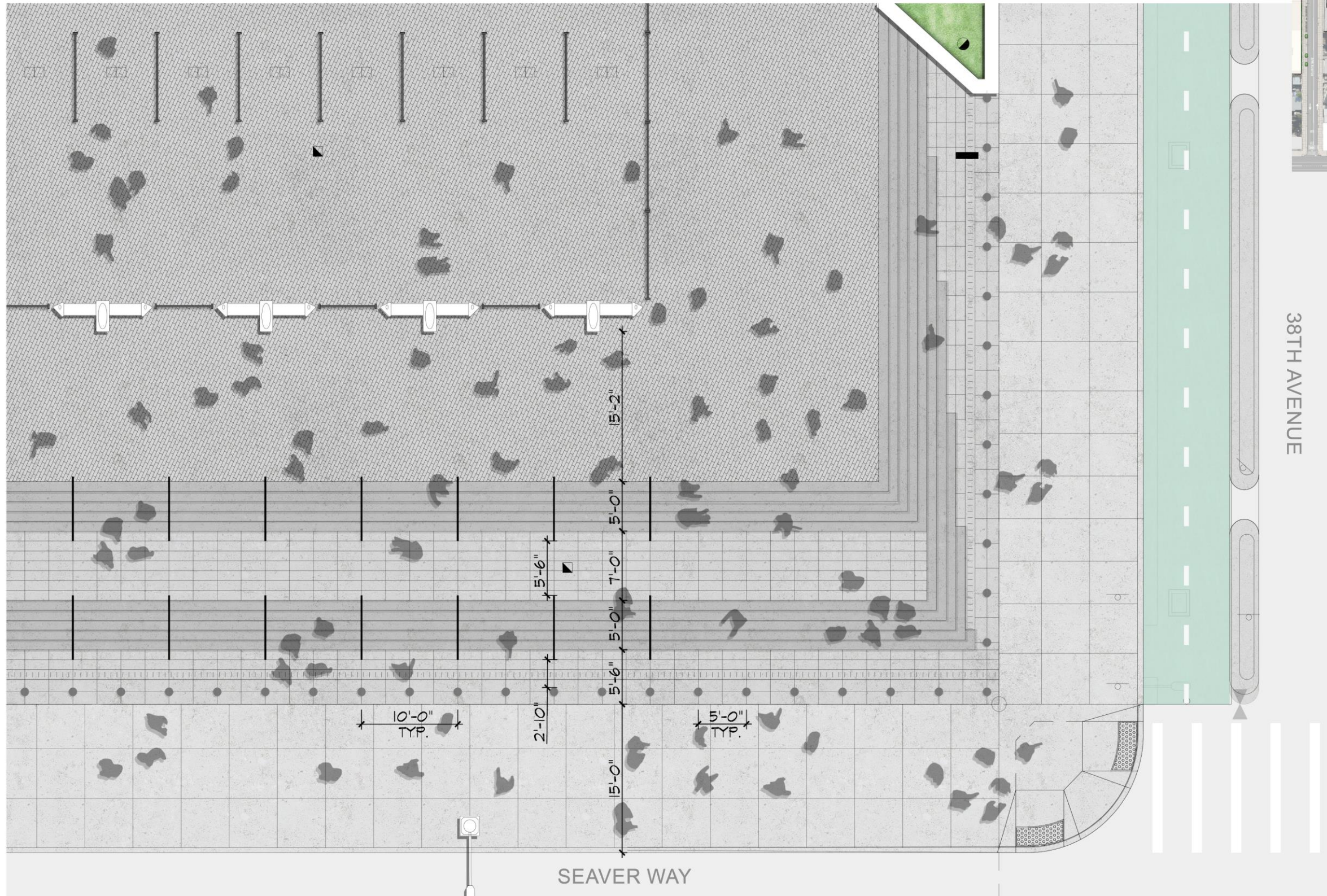
CITY SQUARE PLAZA SEATING SECTION





SCALE: 3/32" = 1'-0"

CITY SQUARE PLAZA SEATING 3D



38TH AVENUE

SEAVER WAY

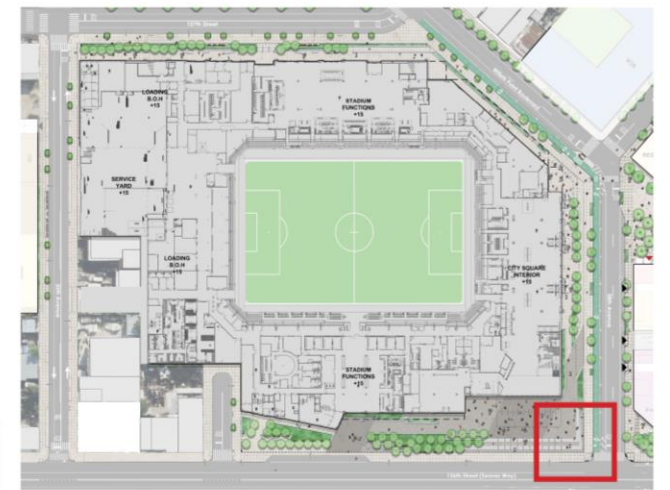


SCALE: 3/32" = 1'-0"

CORNER OF SEAVER WAY AND 38TH AVENUE ENLARGEMENT



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

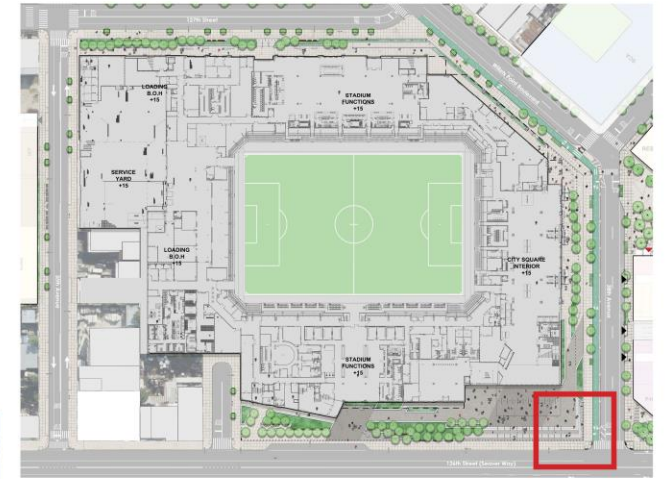


SCALE: 3/32" = 1'-0"

CORNER OF SEAVER WAY AND 38TH AVENUE 3D



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

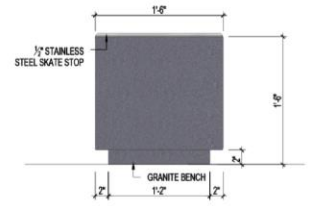
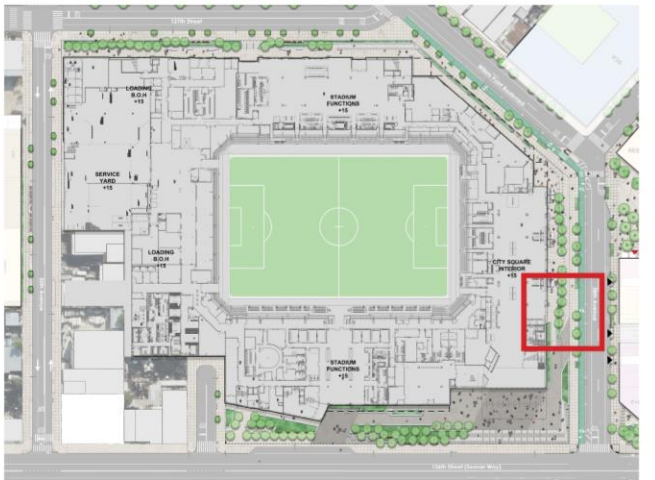
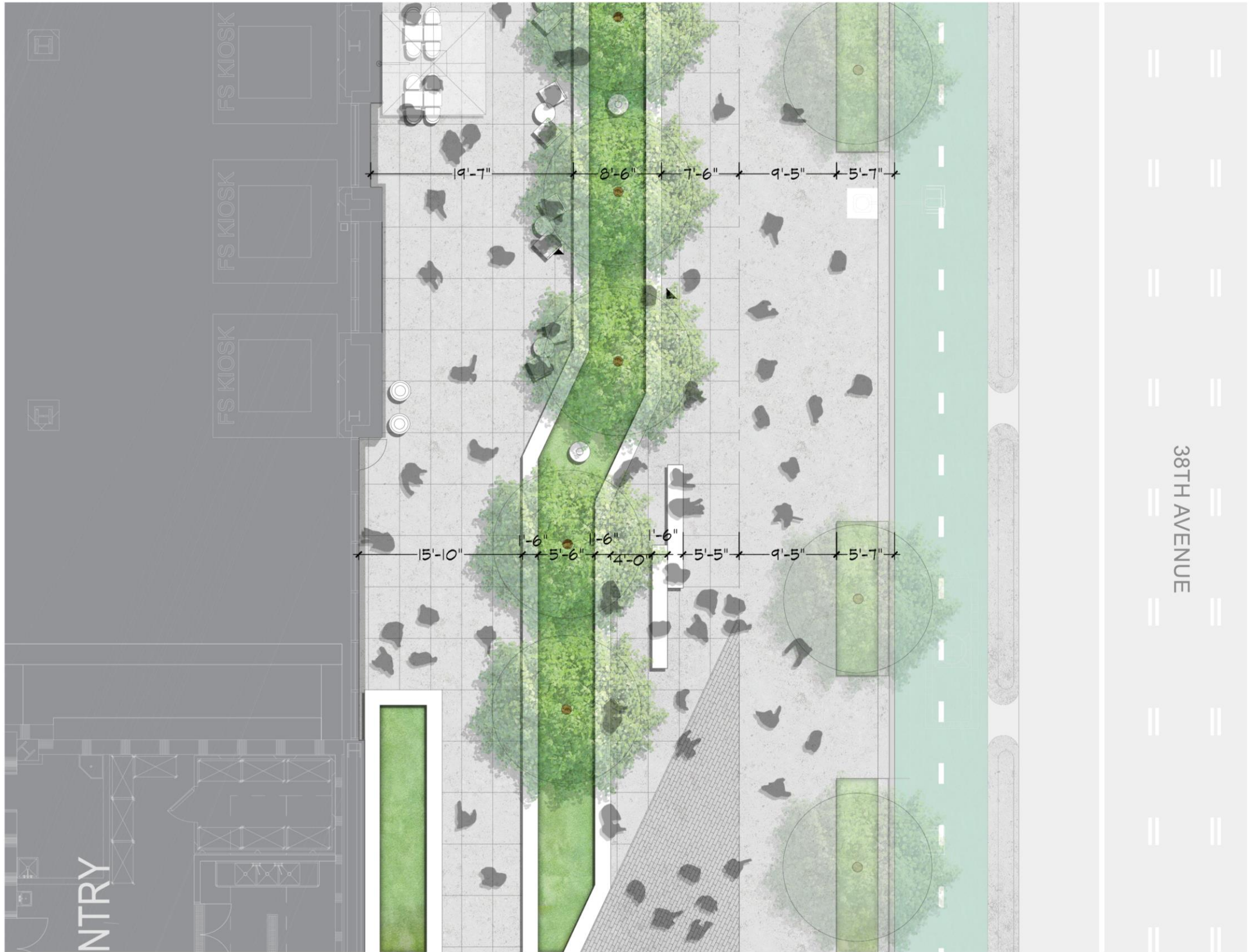


SCALE: 3/32" = 1'-0"

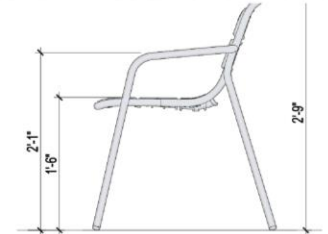
CORNER OF SEAVER WAY AND 38TH AVENUE 3D



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



GRANITE BLOCK BENCH

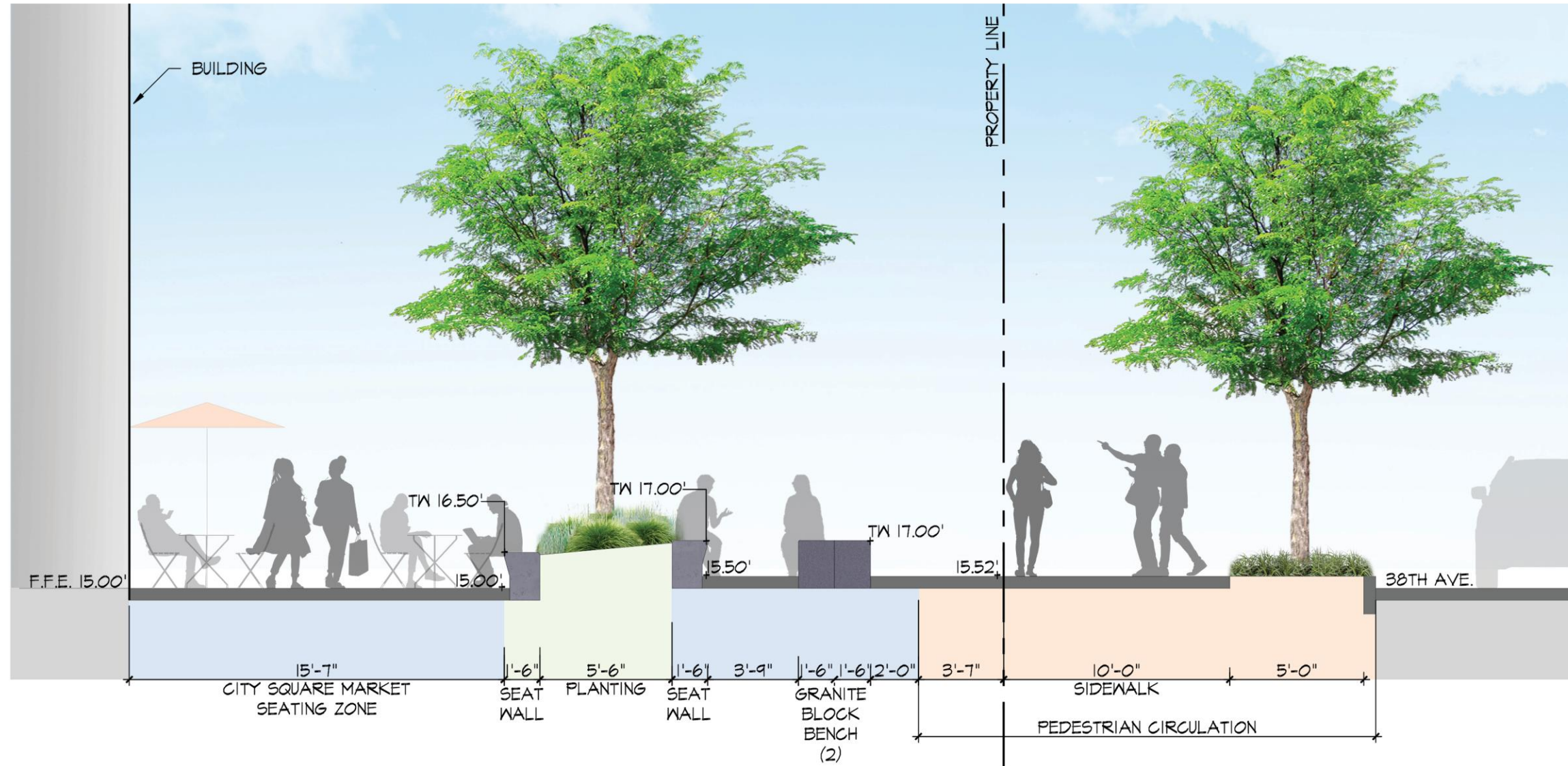
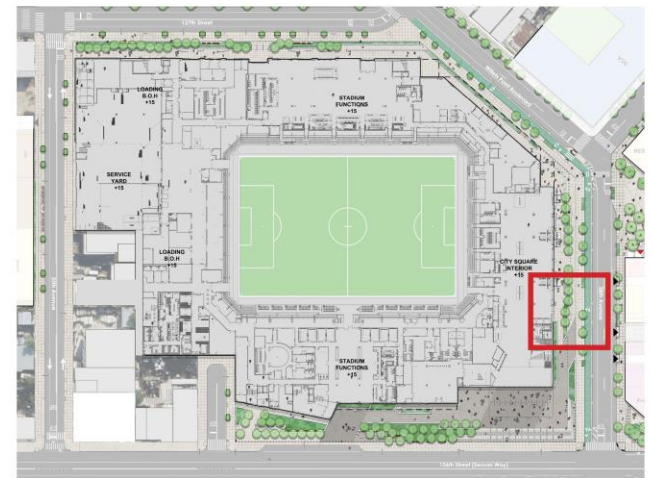


MOVEABLE CHAIR



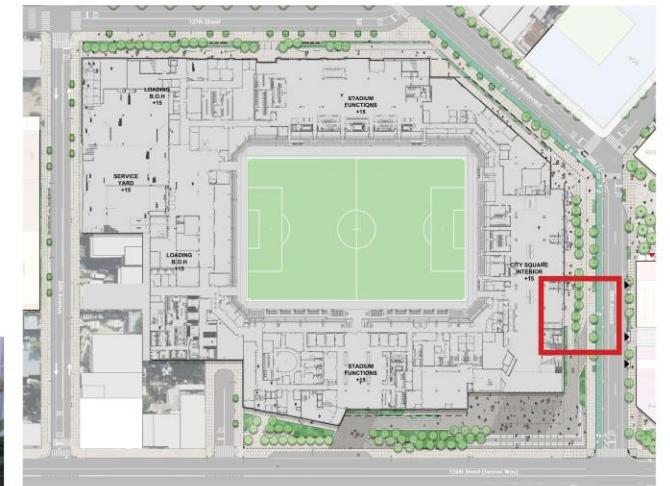
SCALE: 3/32" = 1'-0"

38TH AVENUE SEATING ENLARGEMENT



SCALE: 3/16" = 1'-0"

**38TH AVENUE SEATING SECTION**

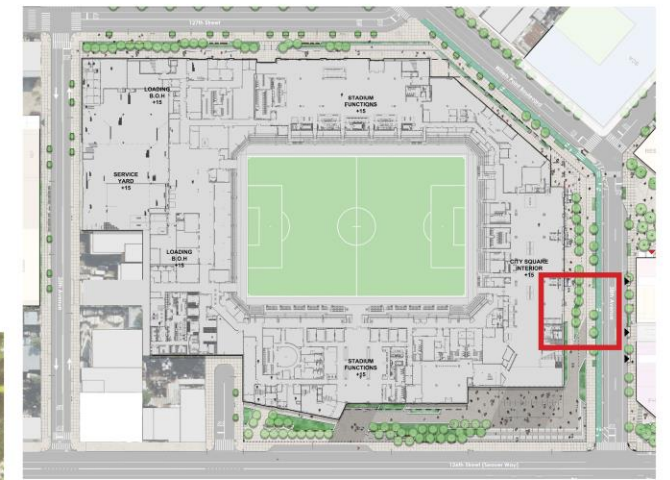


SCALE: 3/32" = 1'-0"

38TH AVENUE SEATING 3D



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



SCALE: 3/32" = 1'-0"

38TH AVENUE SEATING 3D



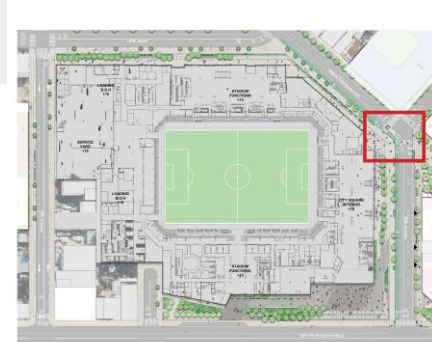
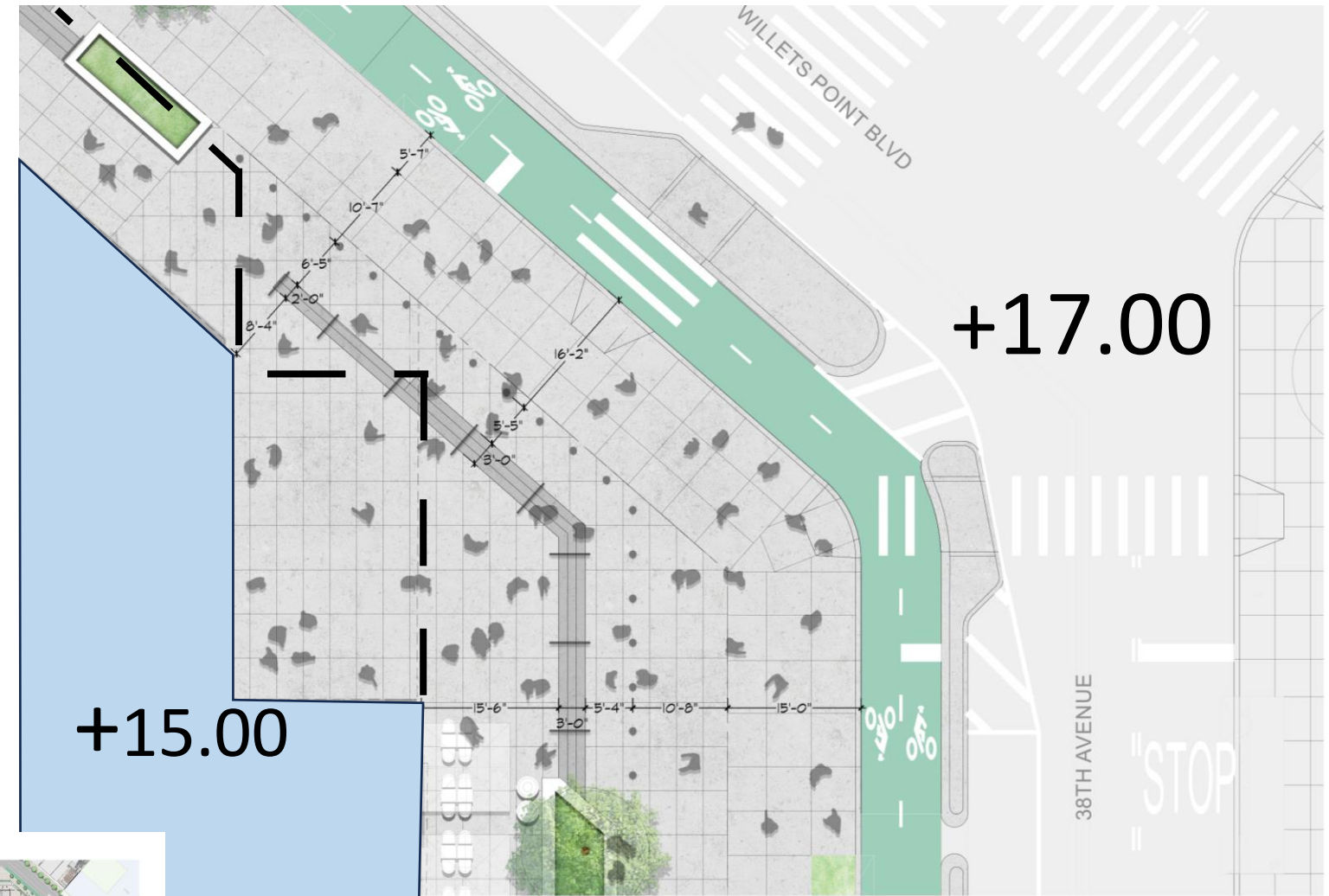
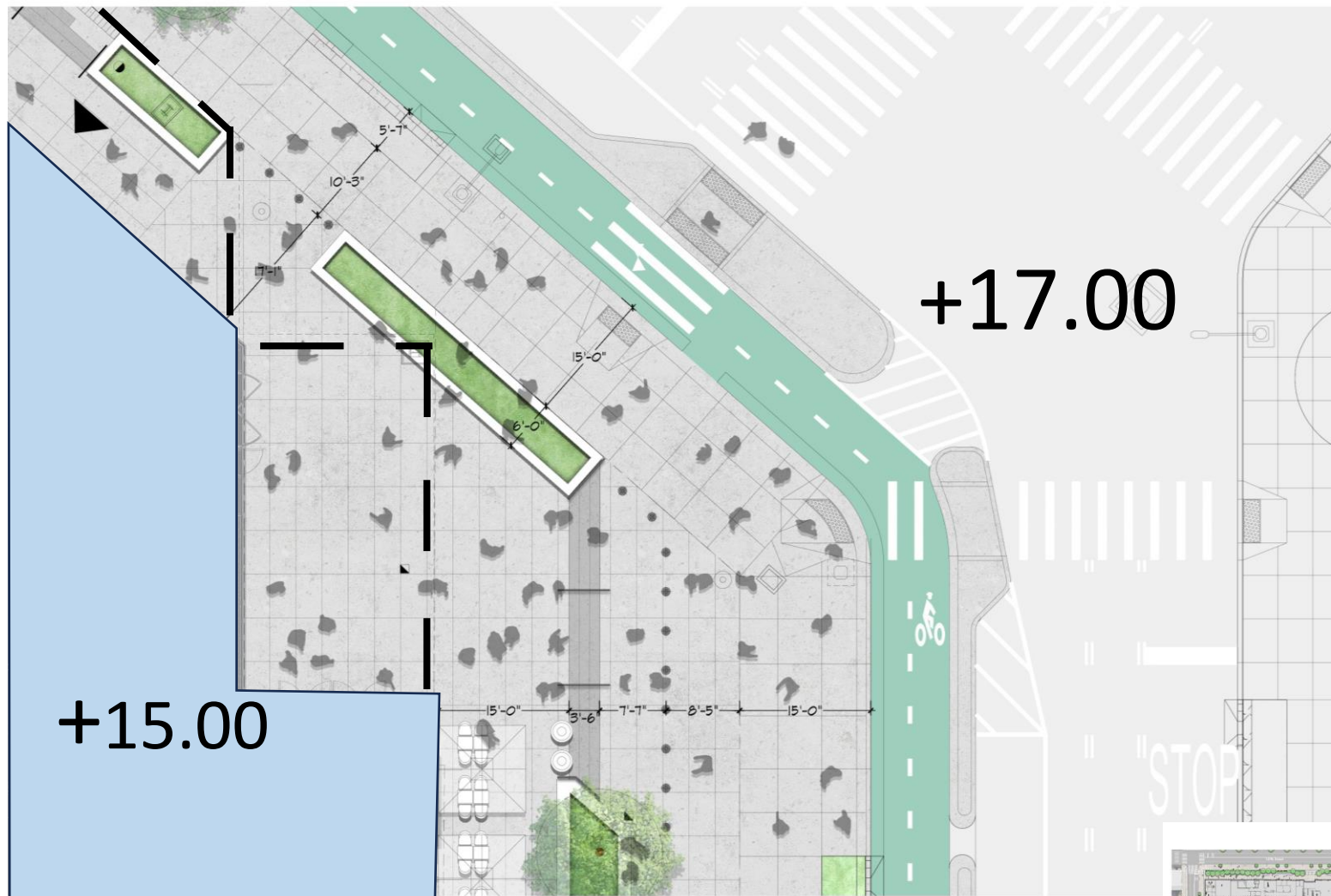
PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



**PREVIOUS DESIGN**

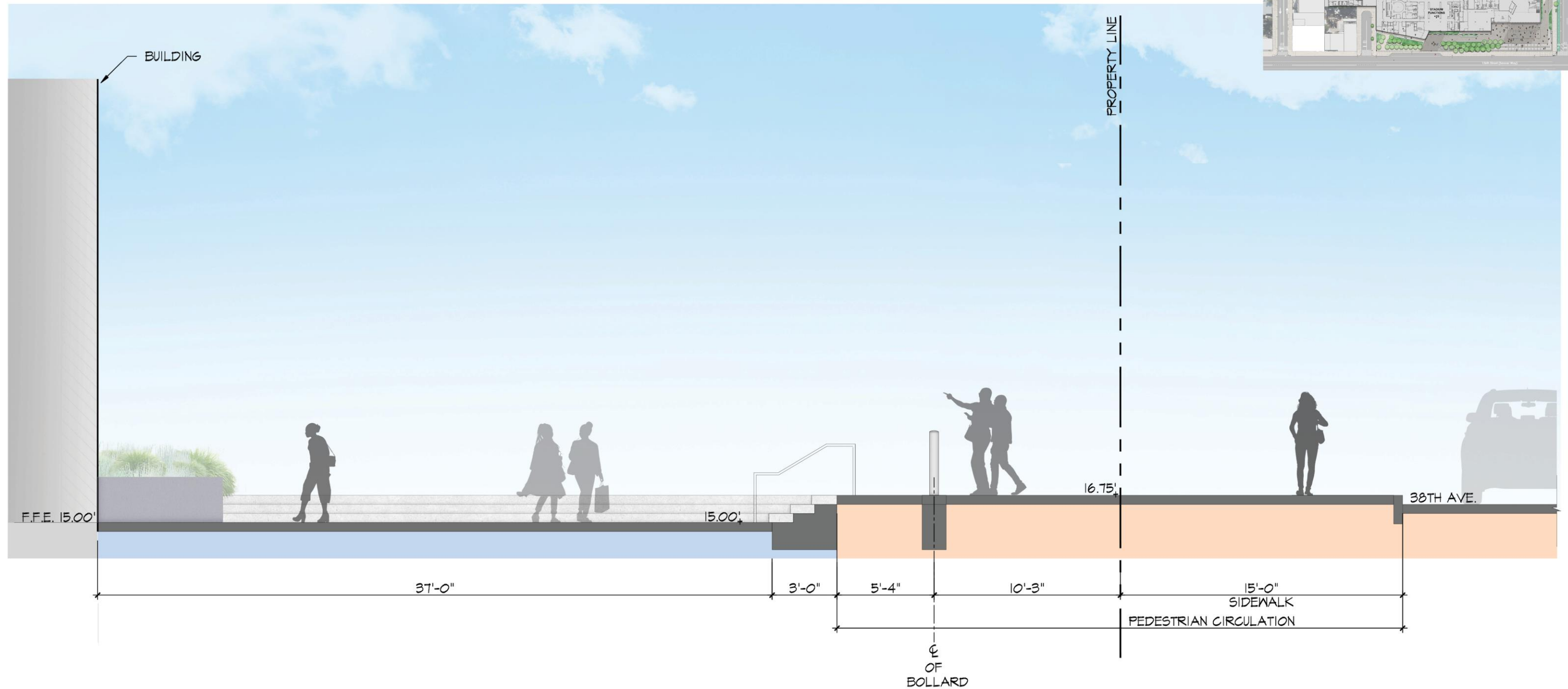
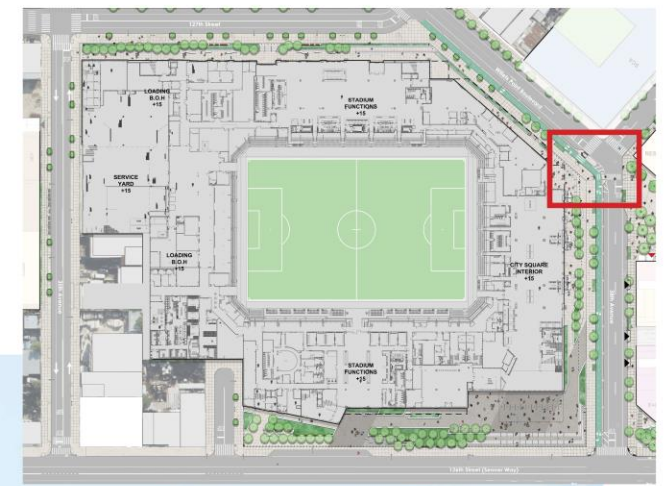
**CURRENT/UPDATED DESIGN**

Planter replaced with stairs to facilitate pedestrian flow from adjacent cross walks and signify the importance of the CITC entry



**COMMENT A: CITC/ SOUTHEAST CORNER STUDY**

(1) ADJUSTMENT OF PLANTER AT CITC ENTRANCE

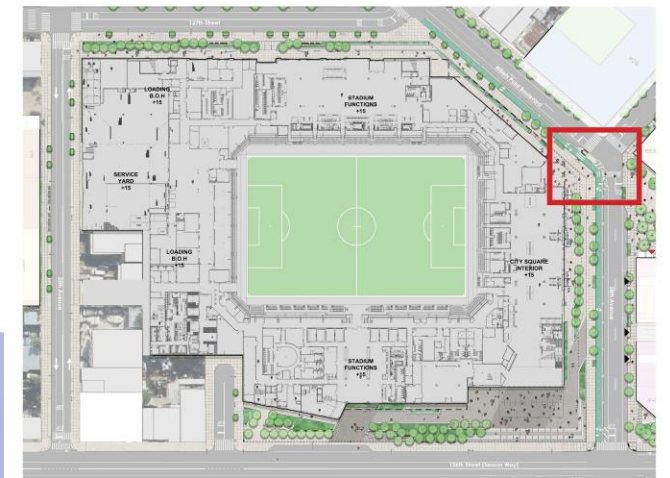


SCALE: 3/16" = 1'-0"

CORNER OF 38TH AVENUE & WILLETS POINT BLVD SECTION



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

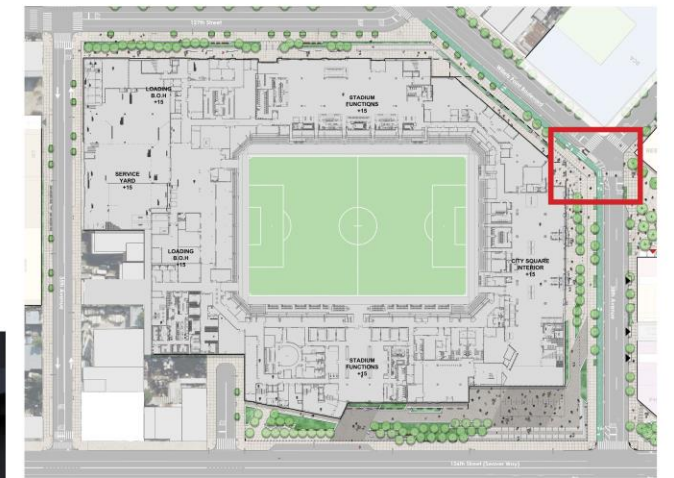


SCALE: 3/32" = 1'-0"

CORNER OF 38TH AVENUE & WILLETS POINT BLVD 3D



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

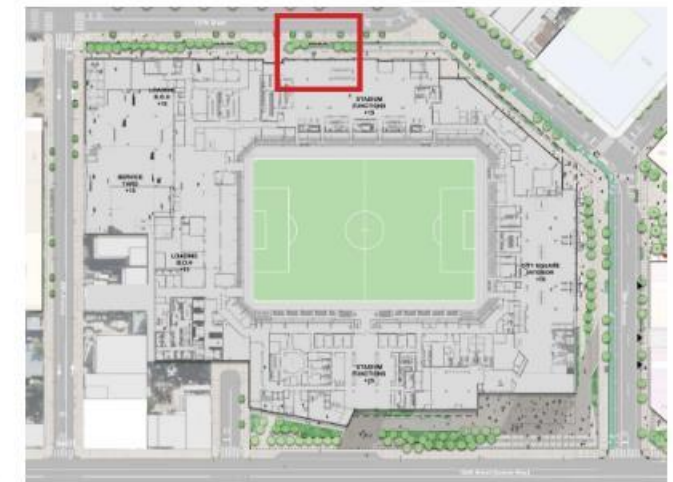


SCALE: 3/32" = 1'-0"

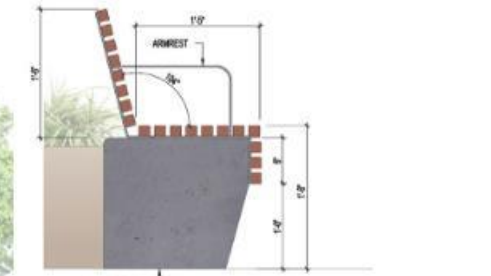
CORNER OF 38TH AVENUE & WILLETS POINT BLVD 3D



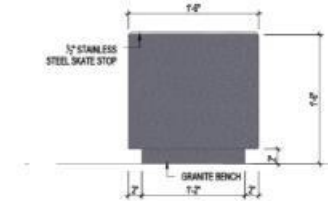
PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



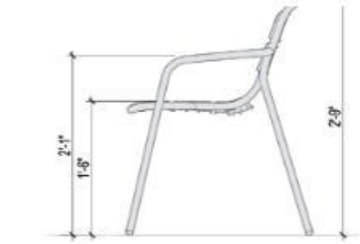
CONCRETE SEAT WALL



CONCRETE SEAT WALL WITH BACKLESS WOOD BENCH



GRANITE BLOCK BENCH



MOVEABLE CHAIR

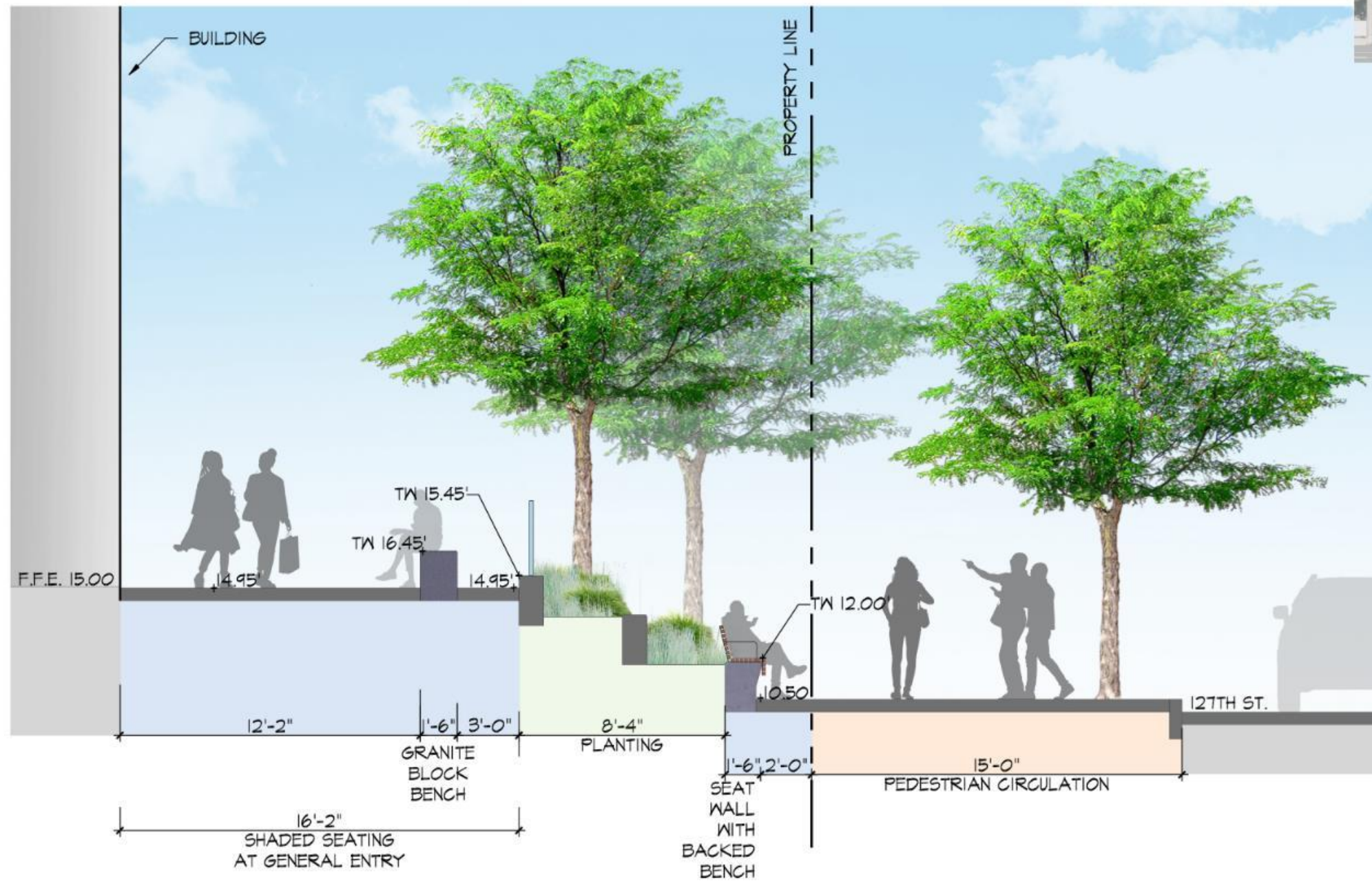


SCALE: 3/32" = 1'-0"

127TH STREET SEATING ENLARGEMENT



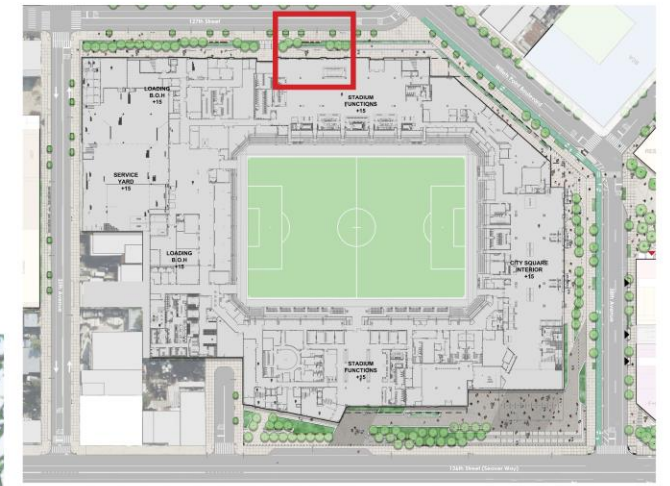
PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



SCALE: 3/16" = 1'-0"

127TH STREET SEATING SECTION



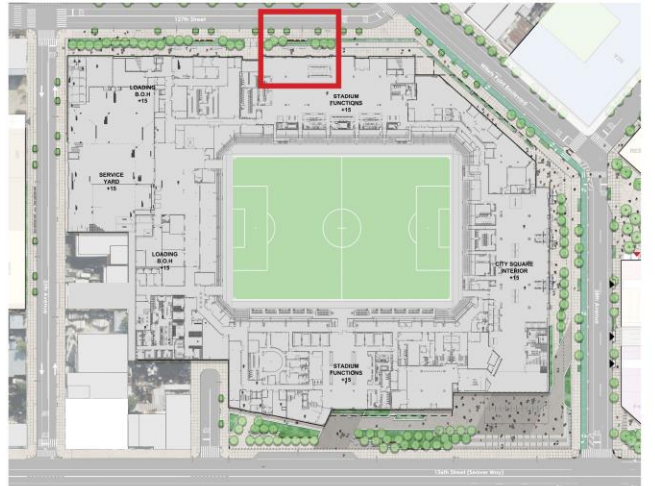


SCALE: 3/32" = 1'-0"

127TH STREET SEATING 3D



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

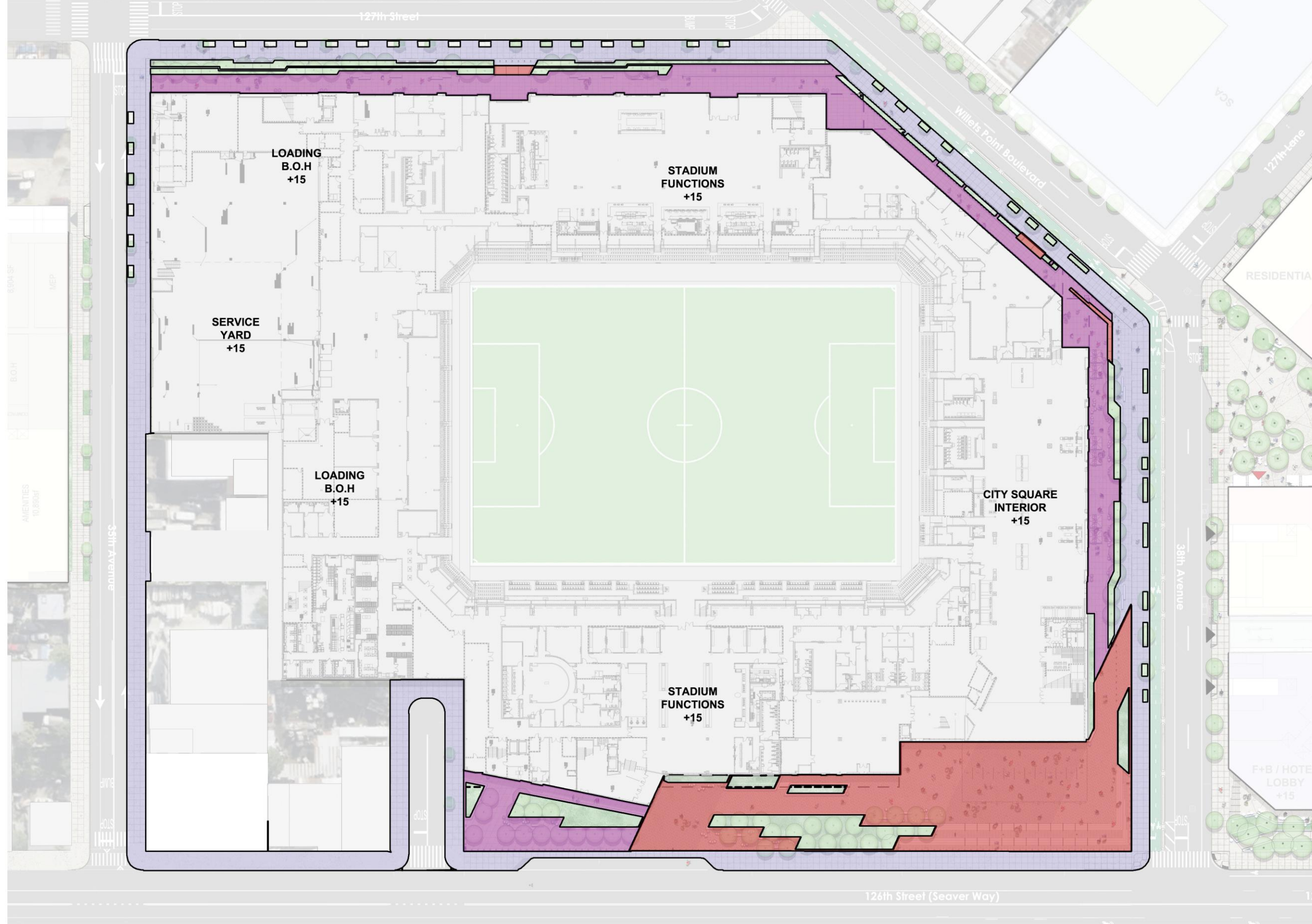


SCALE: 3/32" = 1'-0"

127TH STREET SEATING 3D



# **3. STADIUM OPEN SPACE PAVING, PLANTING, & LIGHTING**

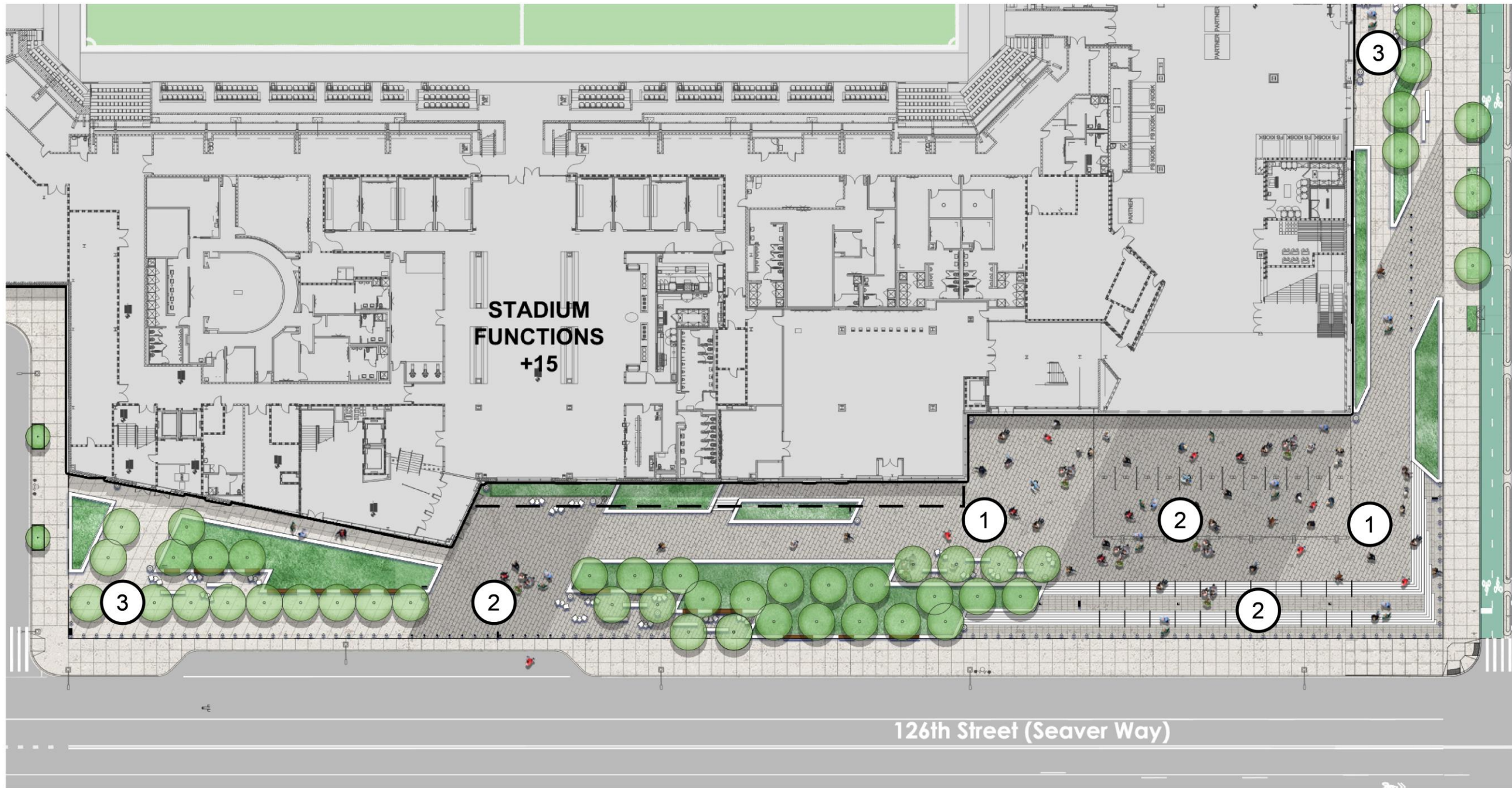


- STONE PAVING
- TINTED CONCRETE PAVING
- DOT STANDARD CONCRETE SIDEWALK PAVING

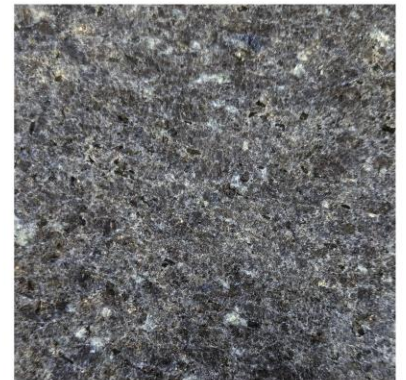


SCALE: 1" = 40'-0"

**STADIUM OPEN SPACE PAVING DIAGRAM**



PAVING TYPE 1  
JET MIST - WATERJET



PAVING TYPE 2  
ORION - THERMAL

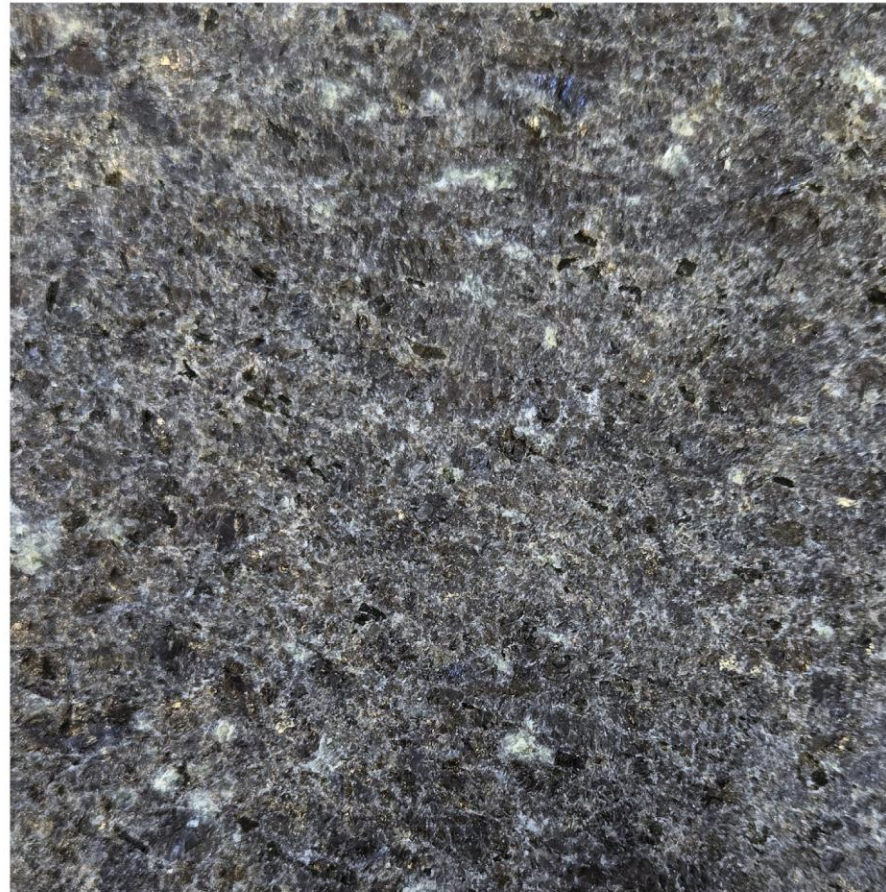


PAVING TYPE 3  
TINTED CONCRETE

STADIUM OPEN SPACE PAVING MATERIALS



JET MIST - WATER JET FINISH

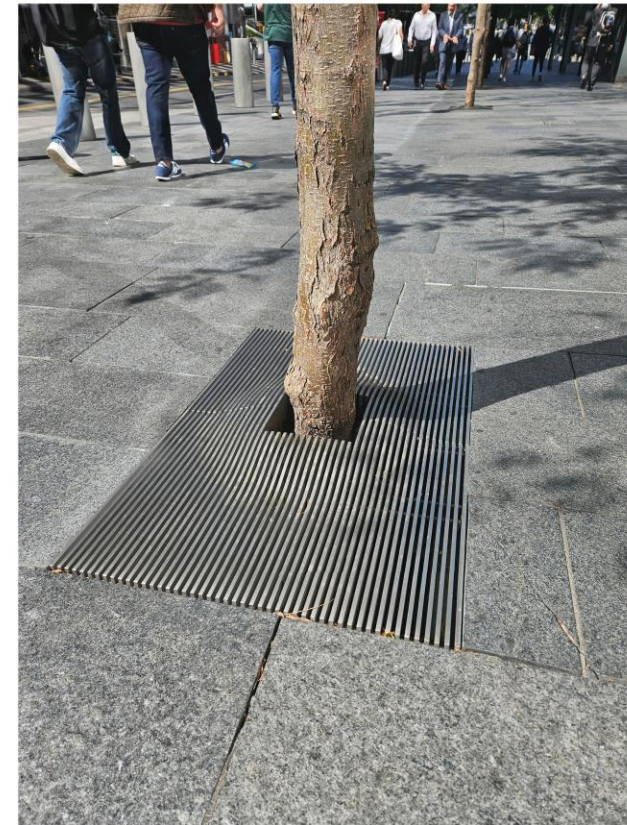


ORION - THERMAL FINISH

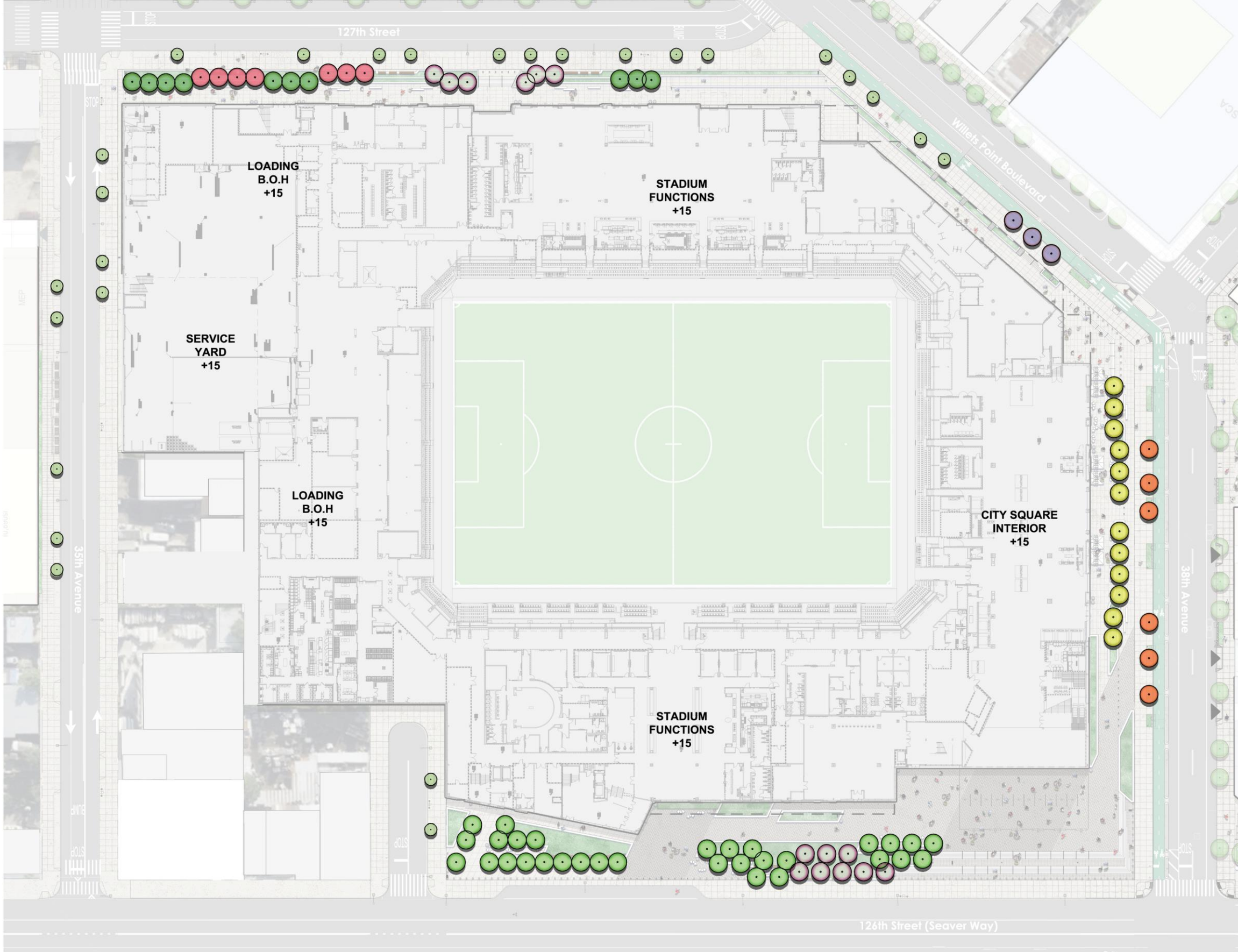



TINTED CAST IN PLACE CONCRETE - BROOM FINISH


STADIUM OPEN SPACE PAVING MATERIALS






**STADIUM OPEN SPACE PAVING MATERIALS**





-  **HONEY LOCUST**  
(MATURE CANOPY SIZE: 30'-50')






 **MULTI-STEM HONEY LOCUST**  
(MATURE CANOPY SIZE: 30'-50')



-  **SINGLE STEM LONDON PLANE**  
(MATURE CANOPY SIZE: 50'-75')






 **PIN OAK**  
(MATURE CANOPY SIZE: 30'-50')



-  **SWAMP WHITE OAK**  
(MATURE CANOPY SIZE: 40'-60')



 **PRINCETON ELM**  
(MATURE CANOPY SIZE: 30'-50')


-  **SAUCER MAGNOLIA**  
(MATURE CANOPY SIZE: 15'-25')

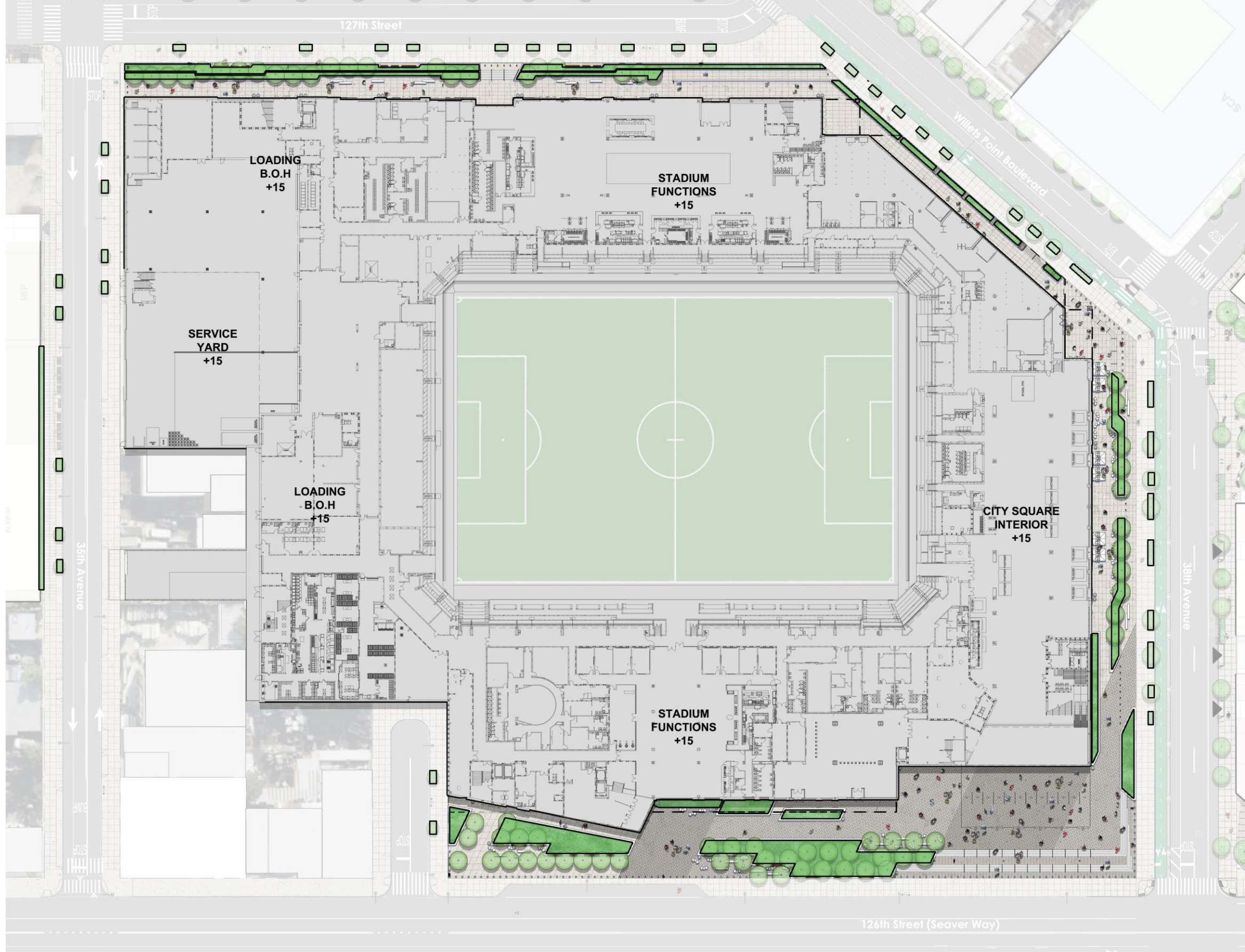



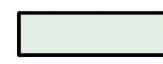
 **DPR STREET TREE**  
TBD



SCALE: 1" = 80'-0"

**STADIUM OPEN SPACE TREE DIAGRAM**



-  GROUND COVER & SHRUBS
-  STREET TREE PLANTING

**GROUND COVER & SHRUBS PLANT LIST**



**BIG BLUE LILY TURF**



**PENNSYLVANIA SEDGE**



**WALKERS LOW CATMINT**



**SALVIA MAY NIGHT SAGE**



**COMMON PERIWINKLE**

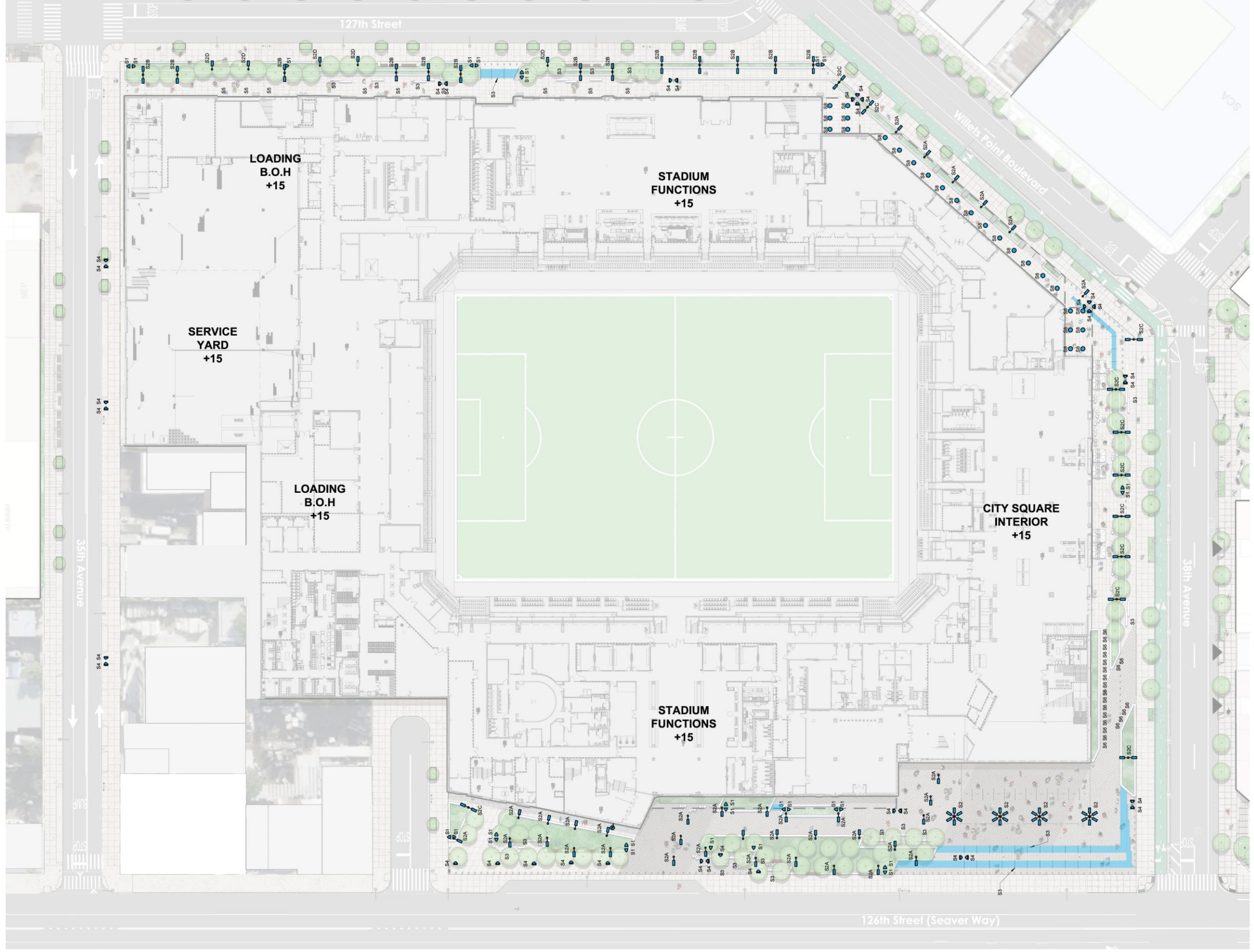










SCALE: 1" = 80'-0"

**STADIUM OPEN SPACE PLANTING DIAGRAM**



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



-  S1 PLANTING UPLIGHT  
STAKE MOUNTED
-  S2 POLE LIGHT MULTI-HEAD  
20'-0" TALL POLE
-  S2A POLE LIGHT SINGLE-HEAD  
12'-0" TALL POLE
-  S2B POLE LIGHT DOUBLE-HEAD  
16'-0" TALL POLE
-  S2C POLE LIGHT DOUBLE-HEAD  
12'-0" TALL POLE
-  S2D POLE LIGHT SINGLE-HEAD  
16'-0" TALL POLE
-  S3 LED STRIP LIGHT @  
STAIR TOE KICK
-  S4 IN-GRADE FLUSH  
UPLIGHT
- S5 BUILDING WALL SCONCE
- S6 BUILDING WALL SCONCE



SCALE: 1" = 80'-0"

**STADIUM OPEN SPACE LIGHTING DIAGRAM**



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



# IV.SIGNAGE

1. Updated Render Views & Elevations
2. Exterior Wayfinding Signage Locations & Design Development

# ***1. UPDATED RENDER VIEWS & ELEVATIONS***



### Internal Illumination

Signage includes a light source that is concealed or contained within the sign and becomes visible in darkness.



### External Illumination

Signage that does not include an internal light source. Illumination is affected by an artificial source of light attached to the building.

## INTERNAL ILLUMINATION & EXTERNAL ILLUMINATION REFERENCE & NOTES



Primary Naming Rights Partner signage (internal illumination)

LED board (flashing illumination)

Site directional signage (external illumination)

Ticketing ID Entrance signage (internally illuminated)



NEW YORK CITY FOOTBALL CLUB

Building ID (external illumination)

Team Store ID Entrance signage (internally illuminated)

Full LED facets on interior of the Cube (flashing illumination)

Dimensional graphic referential to the NYCFC brand. Externally illuminated. (placeholder design)

**SOUTHWEST CORNER VIEW & NOTES**

Dimensional graphic referential to the NYCFC brand. Externally illuminated. (placeholder design)



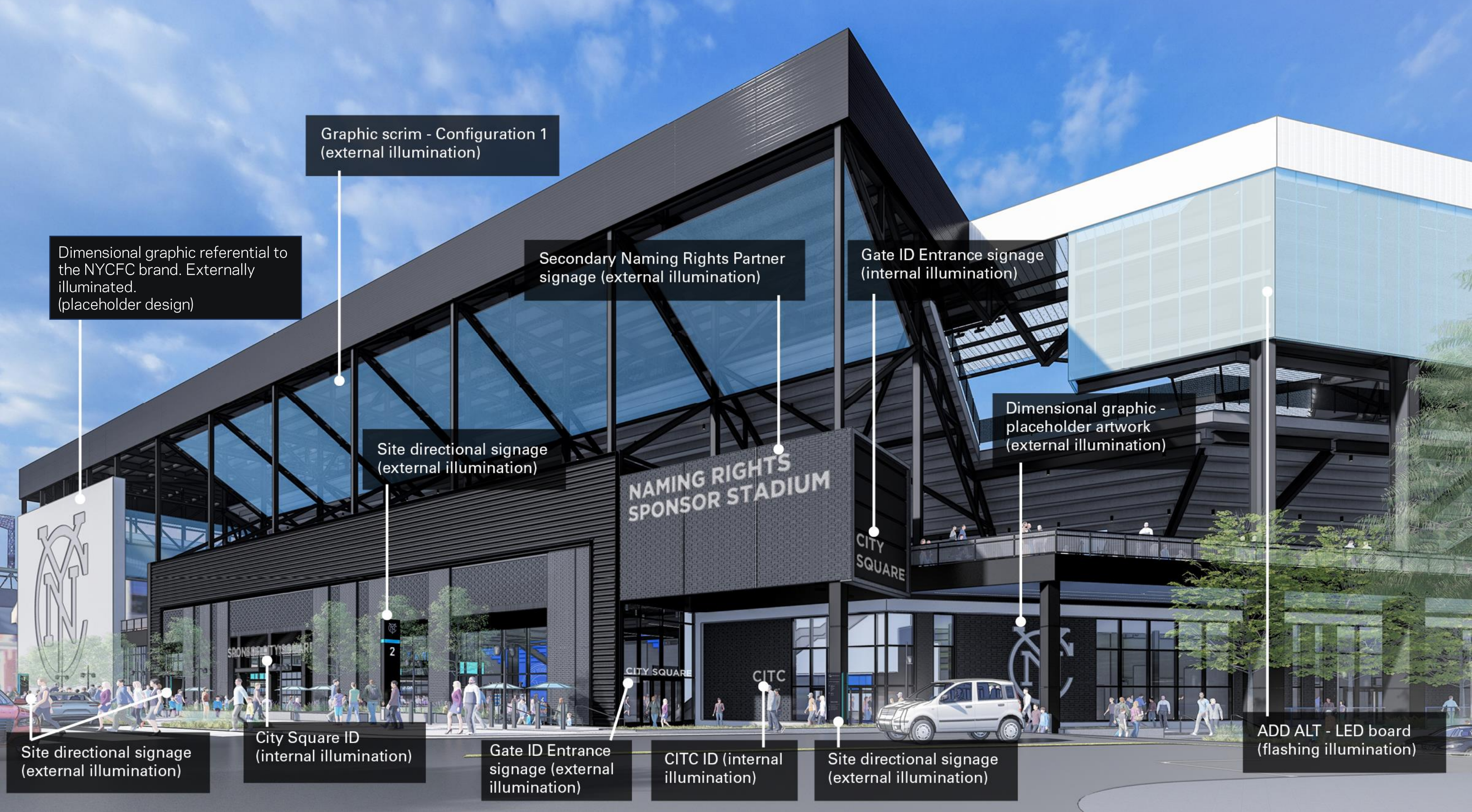
5  
Site directional signage (external illumination)

WEST ENTRY  
Gate ID Entrance signage (internal illumination)

### NORTHWEST CORNER VIEW & NOTES



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

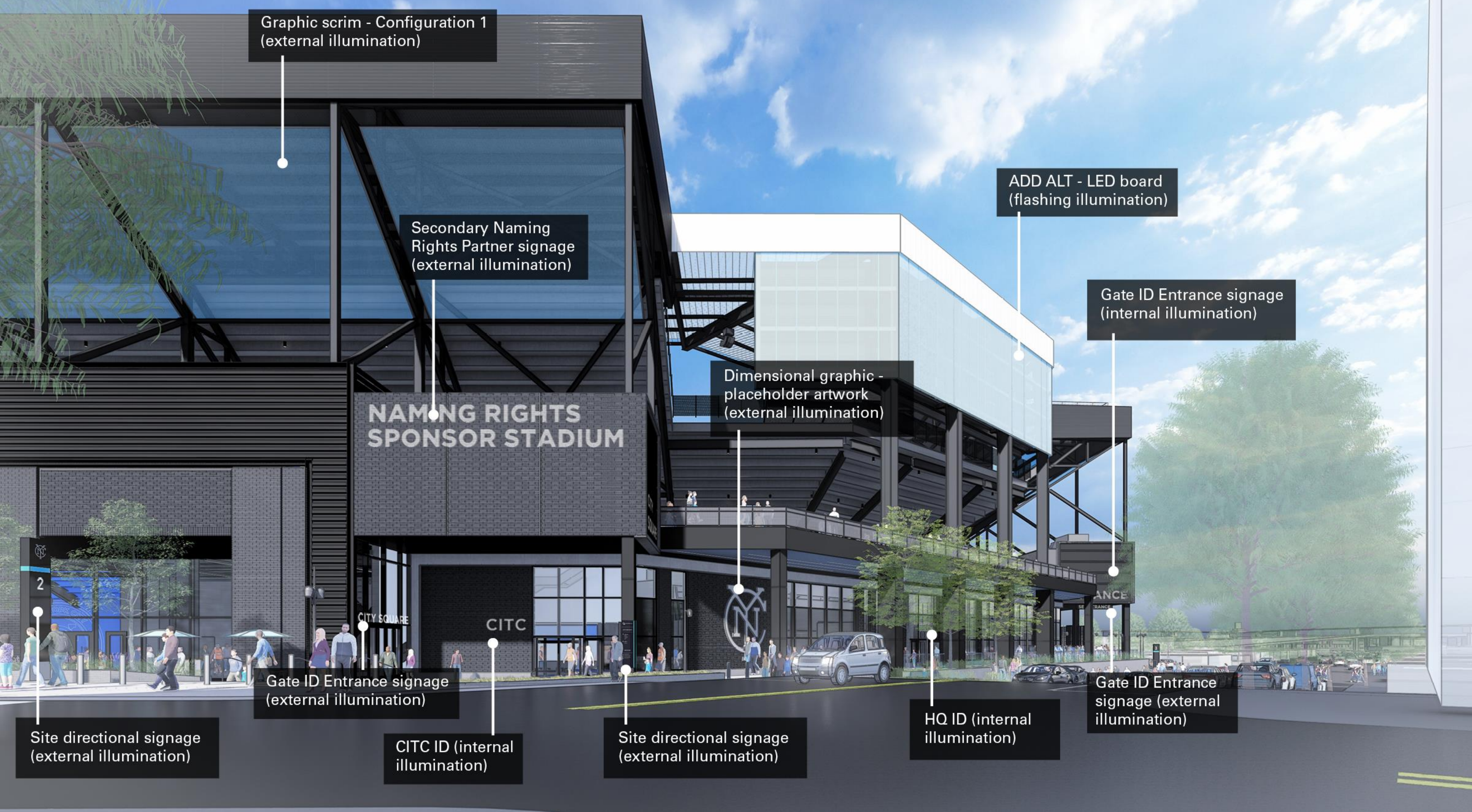


**SOUTHEAST CORNER VIEW & NOTES**

Graphic Scrim - Configuration 1



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



**SOUTHEAST CORNER VIEW & NOTES**

Graphic Scrim - Configuration 1



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



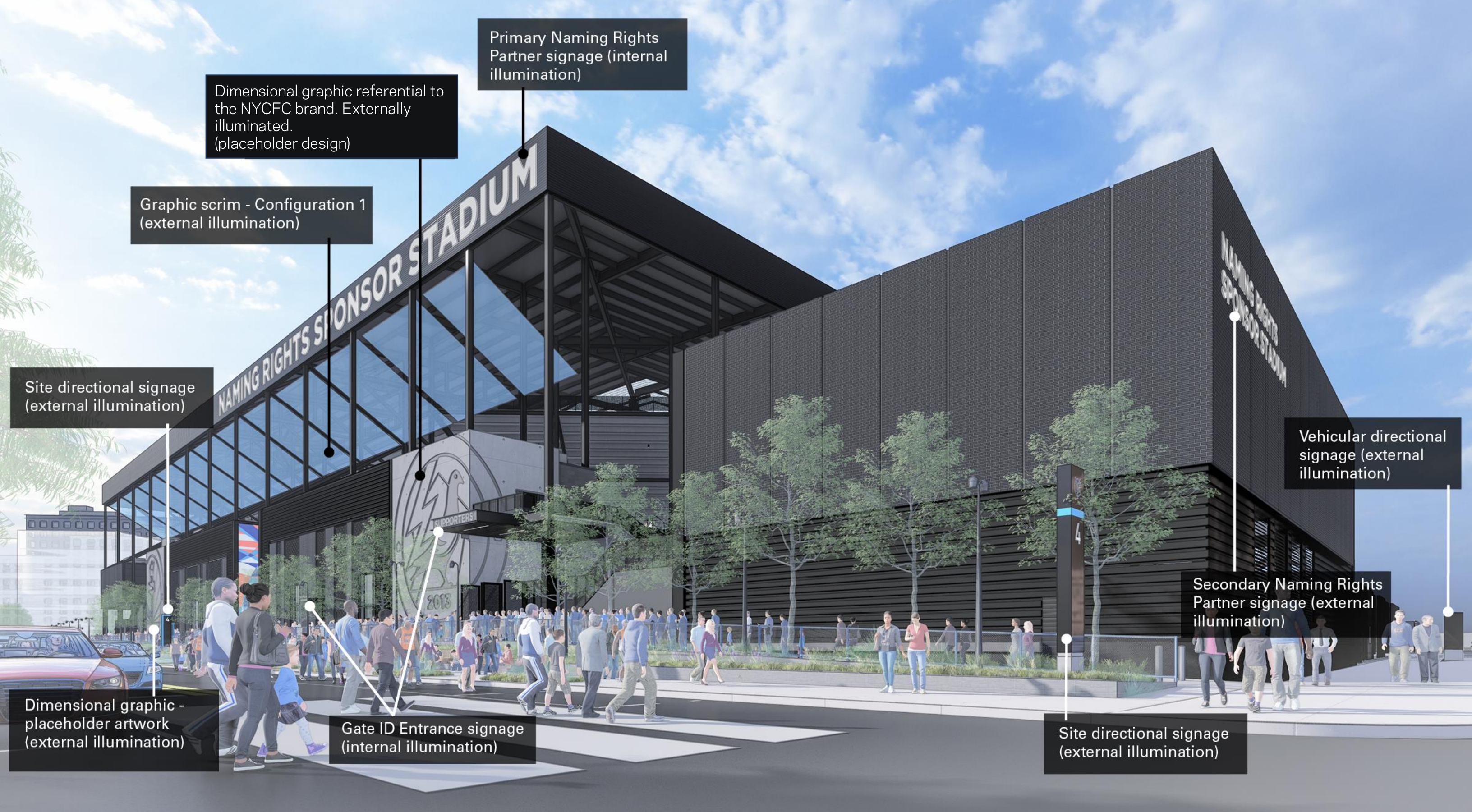
Dimensional graphic referential to the NYCFC brand. Externally illuminated. (placeholder design)

2D graphic - placeholder artwork (external illumination)

Gate ID Entrance signage (internal illumination)

### EAST ELEVATION (DETAIL) VIEW & NOTES





## NORTHEAST CORNER VIEW & NOTES

Graphic Scrim - Configuration 1



Secondary Naming Rights  
Partner signage (external  
illumination)

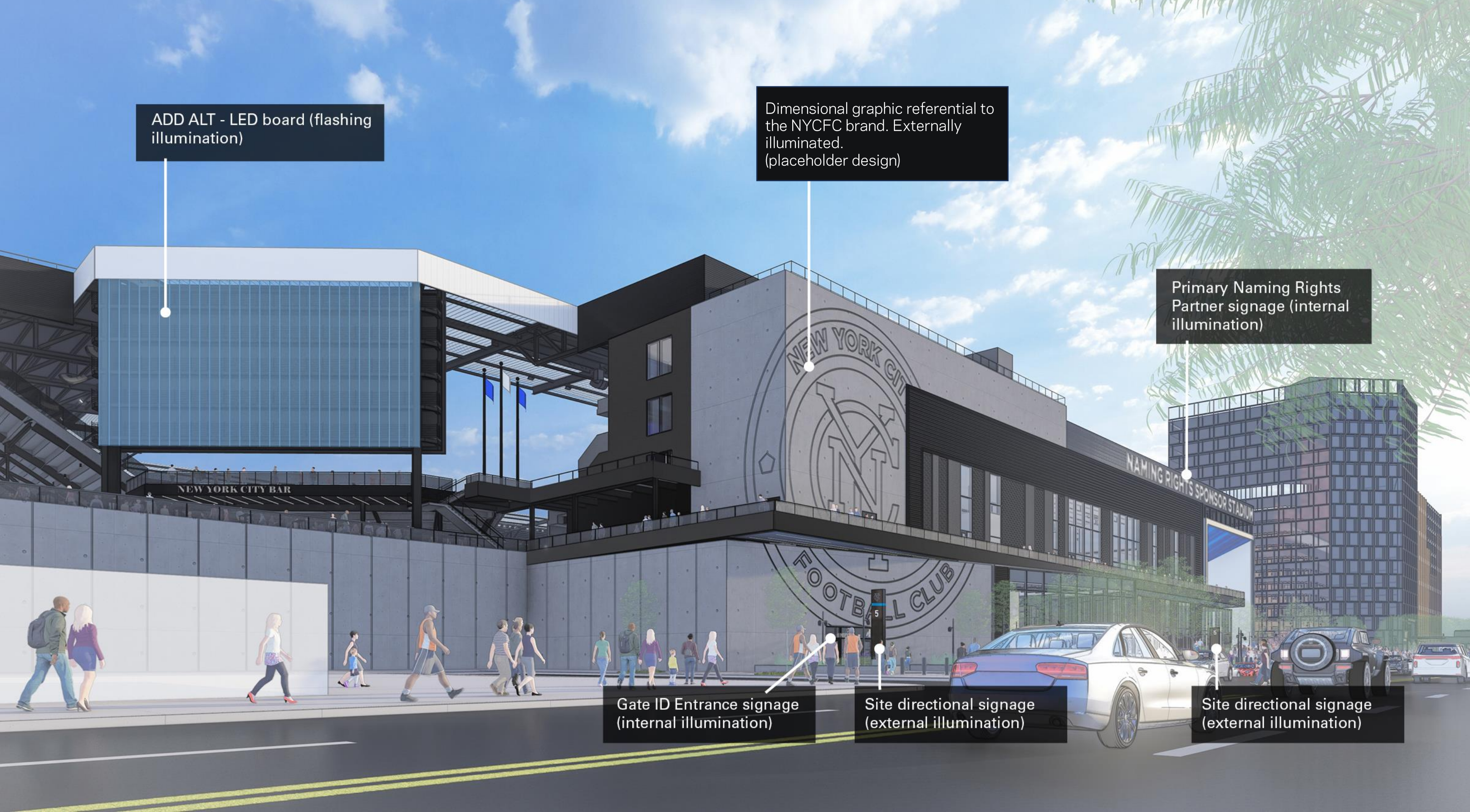
Graphic scrim - Configuration 1  
(external illumination)

### NORTH ELEVATION VIEW & NOTES

Graphic Scrim - Configuration 1



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



ADD ALT - LED board (flashing illumination)

Dimensional graphic referential to the NYCFC brand. Externally illuminated. (placeholder design)

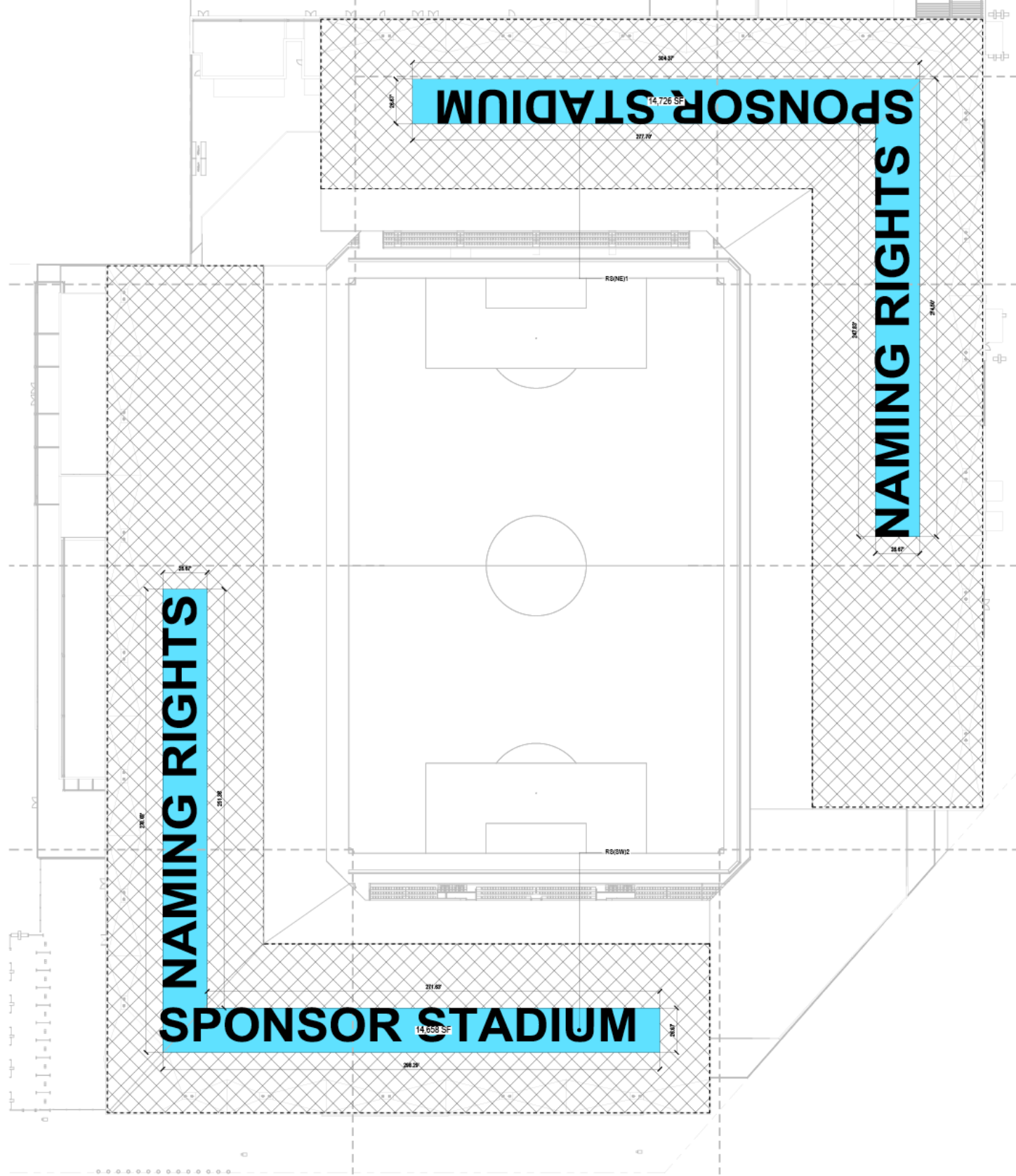
Primary Naming Rights Partner signage (internal illumination)

Gate ID Entrance signage (internal illumination)

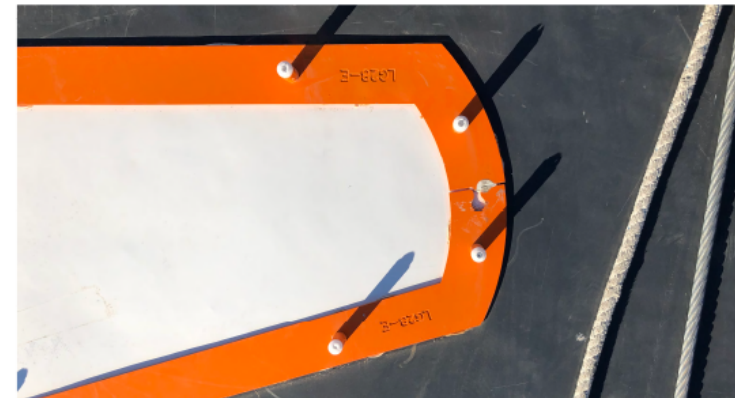
Site directional signage (external illumination)

Site directional signage (external illumination)

**NORTHWEST CORNER VIEW & NOTES**



01 ROOF SIGNAGE PLAN  
SCALE: 1" = 32'



PRECEDENT

| STADIUM ROOF |     |             |     |      |           |      |        |                 |
|--------------|-----|-------------|-----|------|-----------|------|--------|-----------------|
| RS1 (NE)     |     | ILLUMINATED |     |      | 14,726.00 |      |        |                 |
| RS2 (SW)     | N/A | ILLUMINATED | N/A | NONE | 14,658.00 | NONE | 100.5' | DOES NOT COMPLY |

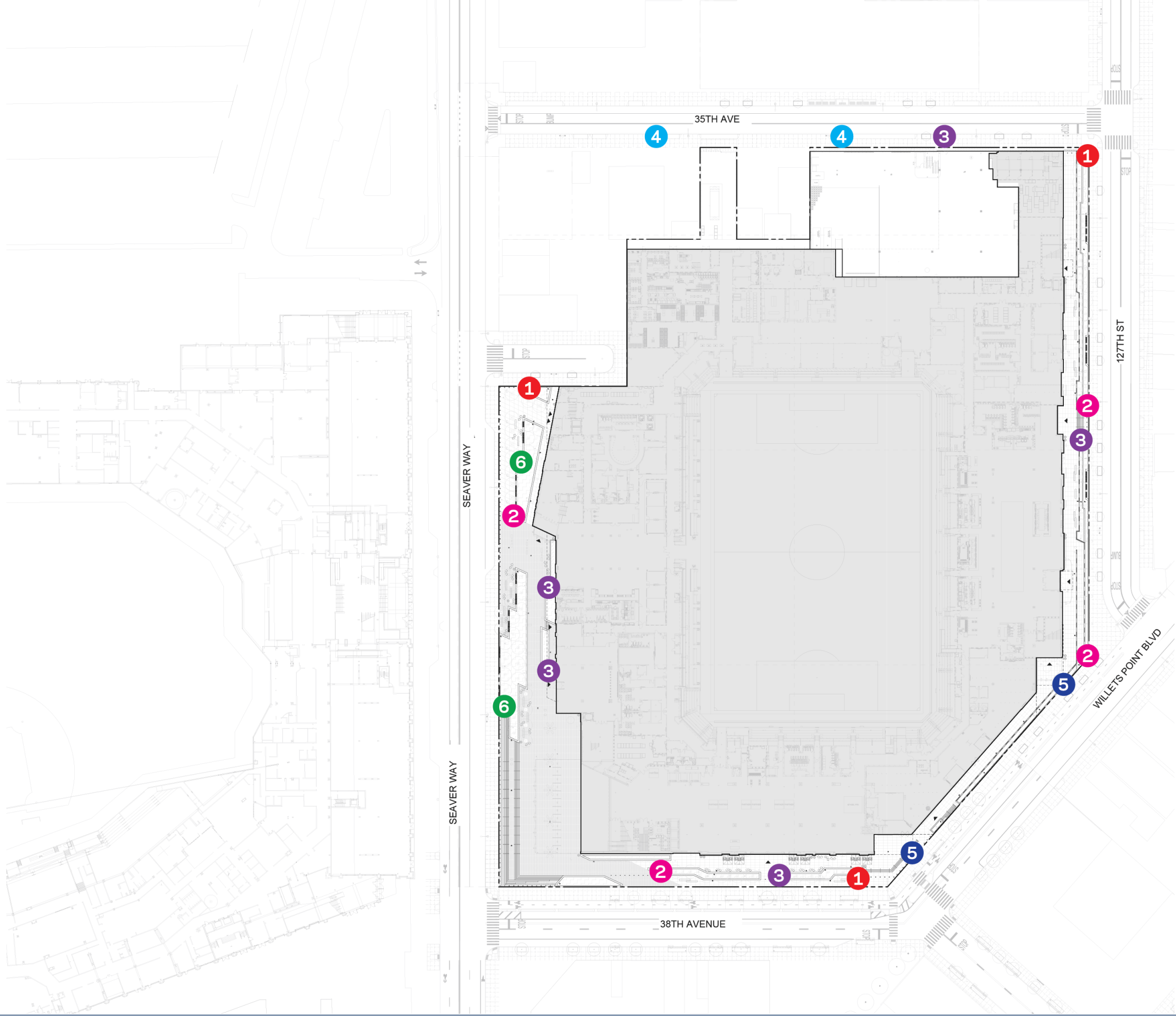
| ZR-SEC                                   | ITEM   | PERMITTED  | PROPOSED  | COMPLIANCE /REQUESTS |
|--|--|--|---|----------------------|
| <b>STADIUM ROOF SIGNAGE CALCULATIONS</b> |  |  |   |                      |
| ZR 32-642                                | SIGNAGE AREA   | IN C4 DISTRICTS<br>FIVE TIMES THE STREET FRONTAGE OF THE ZONING LOT (IN FEET), BUT IN NO EVENT MORE THAN 500 SQ. FT. FOR INTERIOR OR THROUGH LOTS OR 500 SQ. FT. ON EACH FRONTAGE FOR CORNER LOTS  | ROOF SIGNAGE TOTAL: 29,384SF<br>NORTHEAST CORNER TOTAL: 14,726SF<br>RS1(NE): 14,726SF   |                      |
| ZR 124-15 - E (WP)                       | MODIFICATION OF SIGNAGE AREA FOR STREET WALLS FACING 126TH STREET ABOVE A HEIGHT OF 35 FEET    | IN SPECIAL WILLETTS POINT DISTRICT(WP)<br>E) SIGNS ON STREET WALLS FACING 126 STREET ABOVE 35 FEET IN HEIGHT COMPLY WITH THE SIGN REGULATIONS OF A C4 DISTRICT EXCEPT THAT ALL PERMITTED SIGNS, INCLUDING ILLUMINATED SIGNS AND FLASHING SIGNS, SHALL BE PERMITTED WITHOUT LIMITATION ON SURFACE AREA, PROVIDED THAT:<br>(1) NO SUCH SIGNS ARE HIGHER THAN 85 FEET;  | SOUTHWEST CORNER TOTAL: 14,658SF<br>RS2(SW): 14,658SF   | DOES NOT COMPLY      |
| ZR 32-644                                | ILLUMINATED OR FLASHING SIGNS  | IN C4 DISTRICTS<br>ILLUMINATED OR FLASHING SIGNS ARE PERMITTED WITH TOTAL SURFACE AREAS NOT EXCEEDING FIVE TIMES THE STREET FRONTAGE OF THE ZONING LOT (IN FEET), BUT IN NO EVENT MORE THAN 500 SQUARE FEET FOR INTERIOR OR THROUGH LOTS OR 500 SQUARE FEET ON EACH FRONTAGE FOR CORNER LOTS.  | ROOF SIGNAGE TOTAL: 29,384SF<br>NORTHEAST CORNER TOTAL: 14,726SF<br>RS1(NE): 14,726SF<br>SOUTHWEST CORNER TOTAL: 14,658SF<br>RS2(SW): 14,658SF    | DOES NOT COMPLY      |
| ZR 32-655                                | HEIGHT OF SIGNS  | IN C4 DISTRICTS<br>ALL SIGNS MUST BE LOCATED BELOW A HEIGHT OF 40 FEET   | NORTHEAST CORNER ROOF SIGNAGE EXTENTS OF PROPOSED SIGNAGE AREA :<br>LOWER LIMIT: 40.00' ABOVE CURB LEVEL<br>UPPER LIMIT: 100.50' ABOVE CURB LEVEL |                      |
| ZR 124-15 - E (WP)                       | MODIFICATION OF HEIGHT OF SIGNS FOR STREET WALLS FACING 126TH STREET ABOVE A HEIGHT OF 35 FEET | IN SPECIAL WILLETTS POINT DISTRICT(WP)<br>E) SIGNS ON STREET WALLS FACING 126 STREET ABOVE 35 FEET IN HEIGHT COMPLY WITH THE SIGN REGULATIONS OF A C4 DISTRICT EXCEPT THAT ALL PERMITTED SIGNS, INCLUDING ILLUMINATED SIGNS AND FLASHING SIGNS, SHALL BE PERMITTED WITHOUT LIMITATION ON SURFACE AREA, PROVIDED THAT:<br>(1) NO SUCH SIGNS ARE HIGHER THAN 85 FEET;<br>(3) NO SIGN ATTACHED TO A BUILDING OR OTHER STRUCTURE SHALL EXTEND ABOVE ANY PARAPET WALL OR ROOF OF SUCH BUILDING OR OTHER STRUCTURE | SOUTHWEST CORNER ROOF SIGNAGE EXTENTS OF PROPOSED SIGNAGE AREA :<br>LOWER LIMIT: 40.00' ABOVE CURB LEVEL<br>UPPER LIMIT: 100.05' ABOVE CURB LEVEL | DOES NOT COMPLY      |

NAMING RIGHTS PARTNER ROOFTOP PLACEMENT (PLACEHOLDER MESSAGING)



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

## ***2. EXTERIOR WAYFINDING SIGNAGE LOCATIONS & DESIGN DEVELOPMENT***

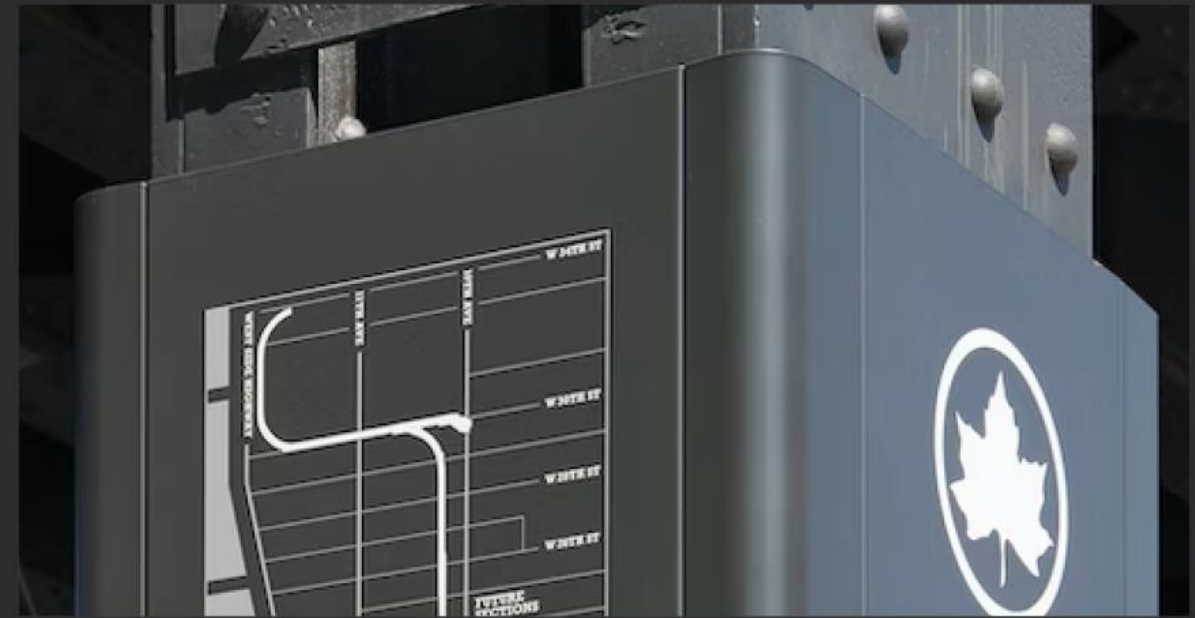


**SIGN TAG KEY**

- 1** EXTERIOR SITE ANNOUNCER (FREESTANDING)
- 2** EXTERIOR GATE ANNOUNCER (FREESTANDING)
- 3** EXTERIOR WAYFINDING DIRECTIONAL (FREESTANDING)
- 4** EXTERIOR WAYFINDING DIRECTIONAL (VEHICULAR)
- 5** EXTERIOR WAYFINDING DIRECTIONAL (COLUMN MOUNTED)
- 6** EXTERIOR WAYFINDING INFORMATIONAL OPEN SPACES (FREESTANDING)

**1** LANDSCAPE EXTERIOR SIGN LOCATION PLAN OVERALL  
SCALE: NTS

**EXTERIOR WAYFINDING SIGN LOCATIONS & DESCRIPTIONS**



EXTERIOR WAYFINDING SIGN FAMILY INSPIRATION

**BLACK**

**CITY BLUE**

**CONCRETE GRAY**

**WHITE**

**EXTERIOR WAYFINDING SIGN FAMILY PALETTE (UNDER DEVELOPMENT)**



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



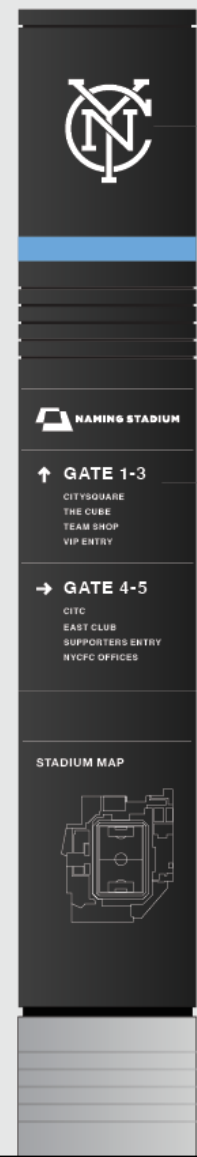
20'

15'

10'

6'

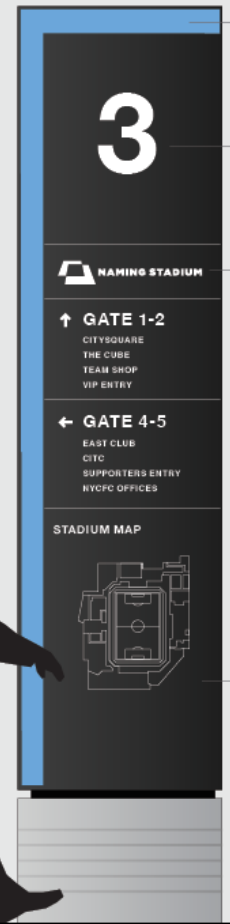
SCALE 3/8" = 1'-0"



SITE ANNOUNCERS



SIDE



GATE ANNOUNCERS



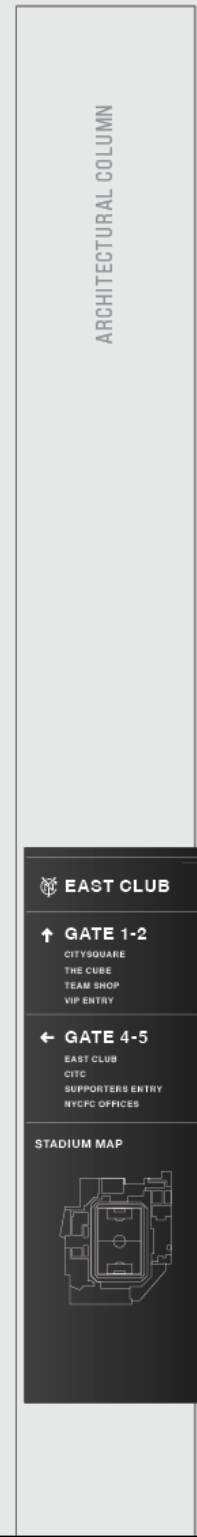
SIDE



DIRECTIONAL (FREESTANDING)



SIDE



DIRECTIONAL (COLUMN)



SIDE



OPEN LAND

SIDE

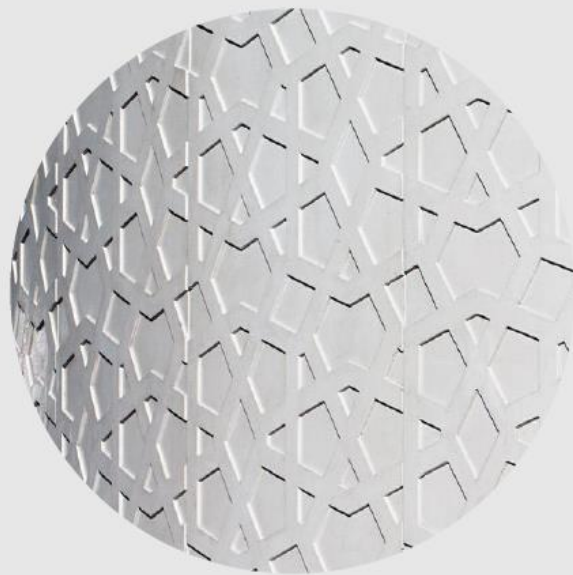
# EXTERIOR WAYFINDING SIGN FAMILY (UNDER DEVELOPMENT)



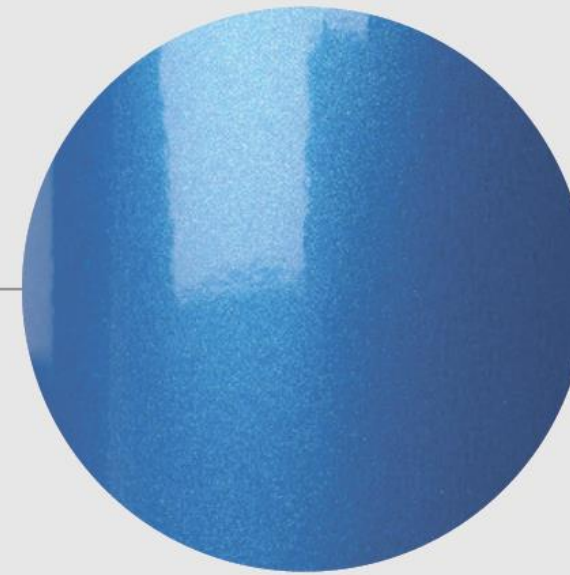
PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



White acrylic logo



Engraved concrete base



High-gloss blue paint



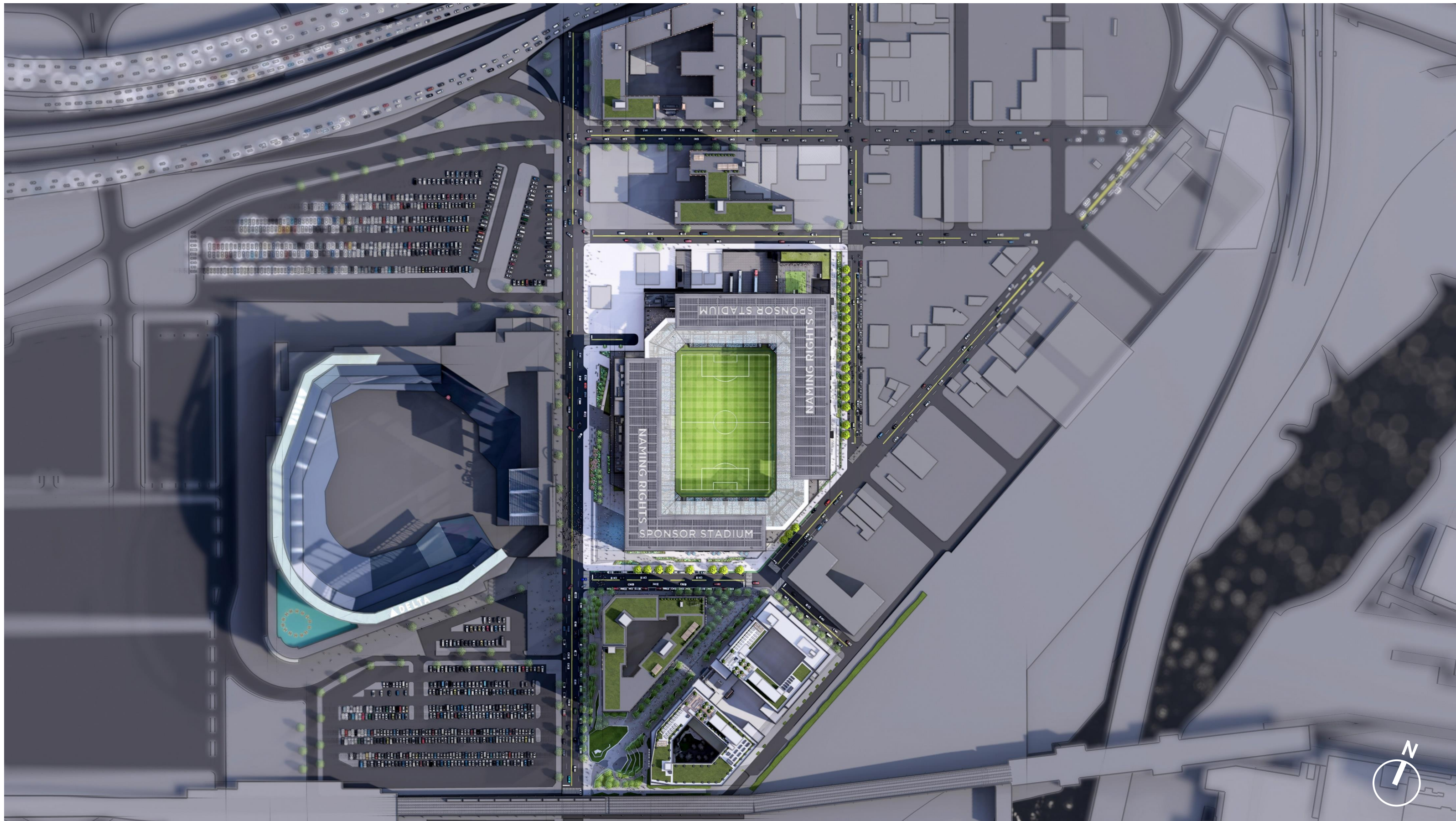
Direct print wayfinding

## SITE ANNOUNCER DETAIL (UNDER DEVELOPMENT)

# V. APPENDIX

# V. APPENDIX

## 1. ARCHITECTURE

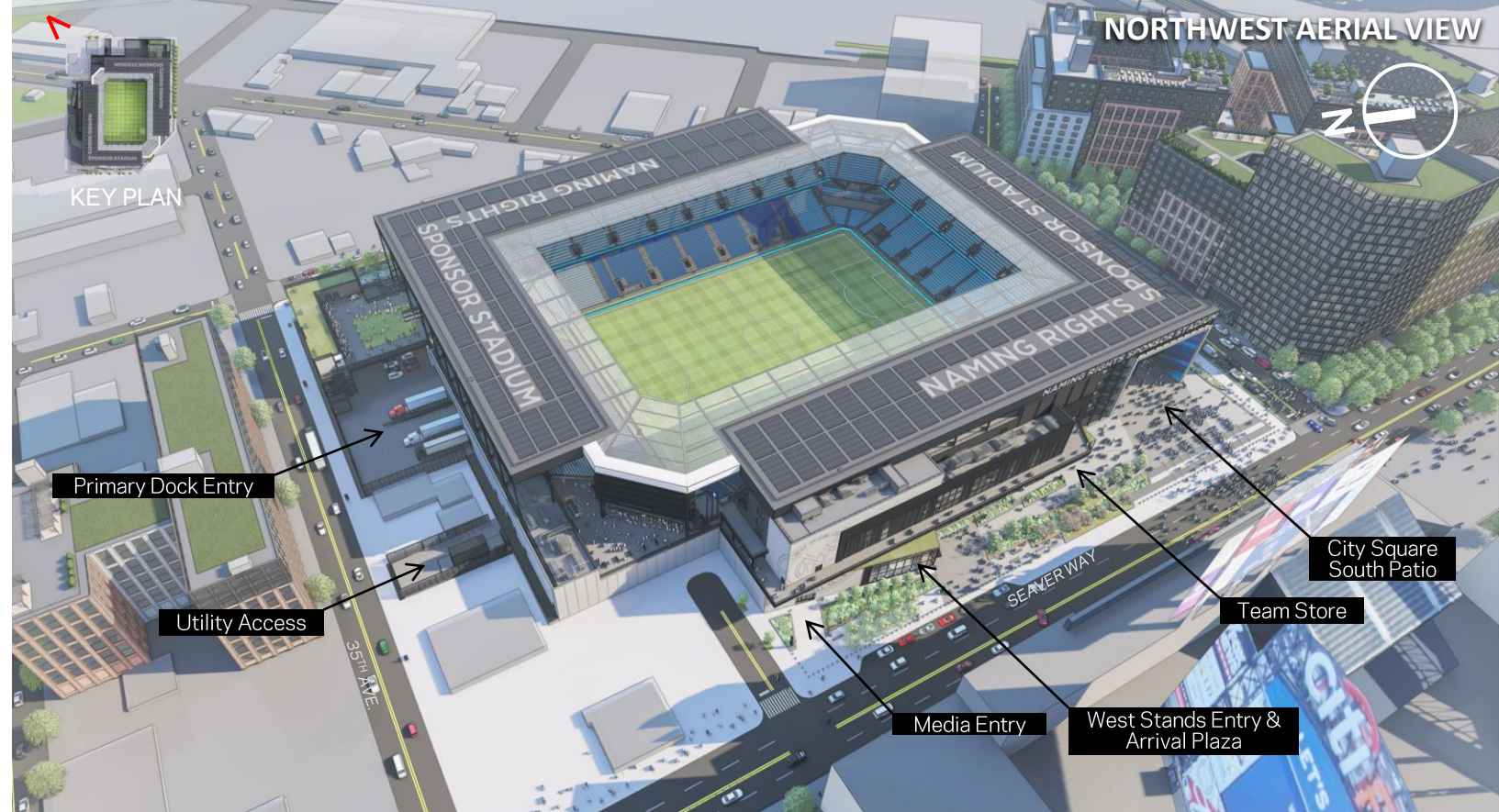
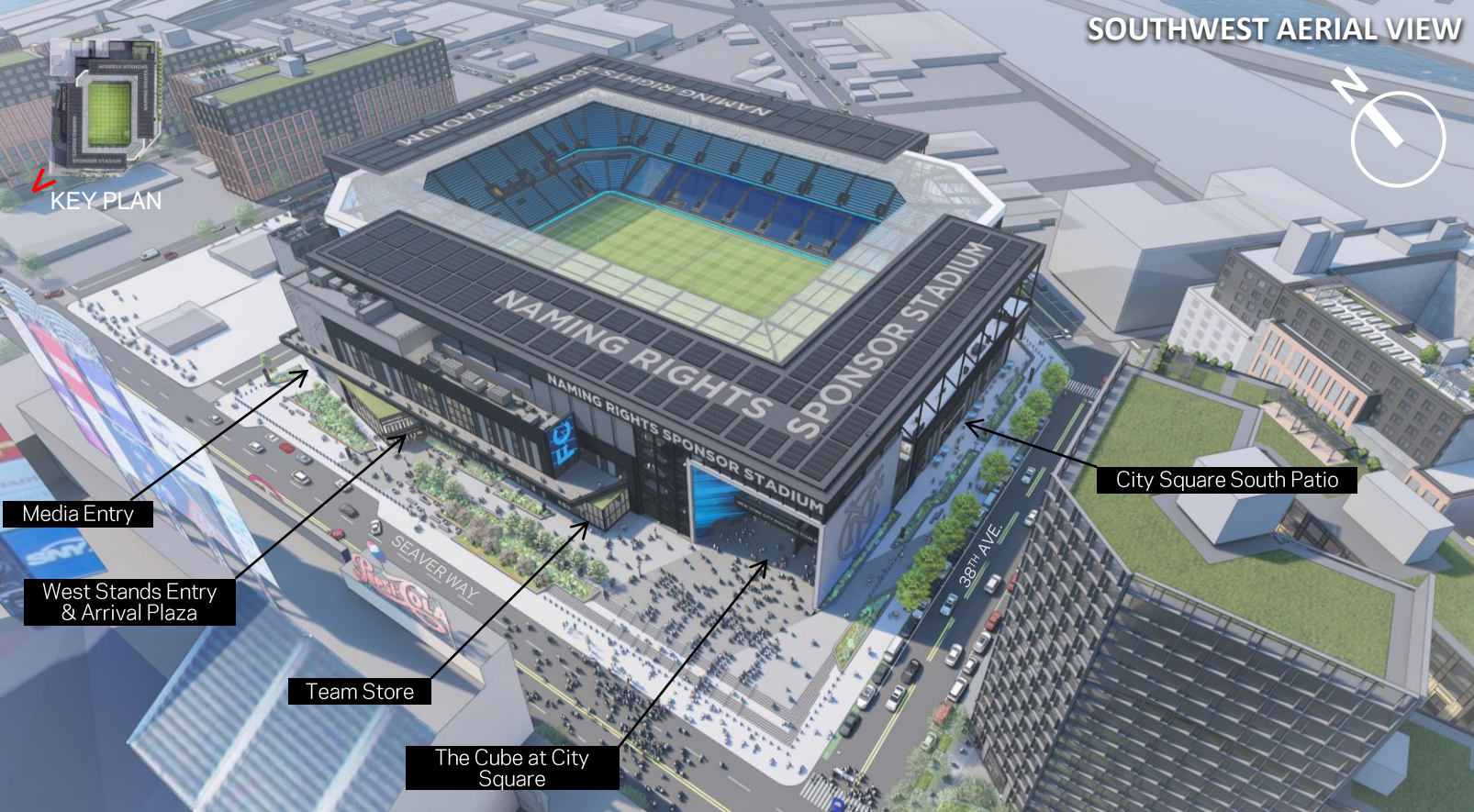


**PHASE 1 + 2 TOP VIEW**

WILLETS POINT PHASE 2

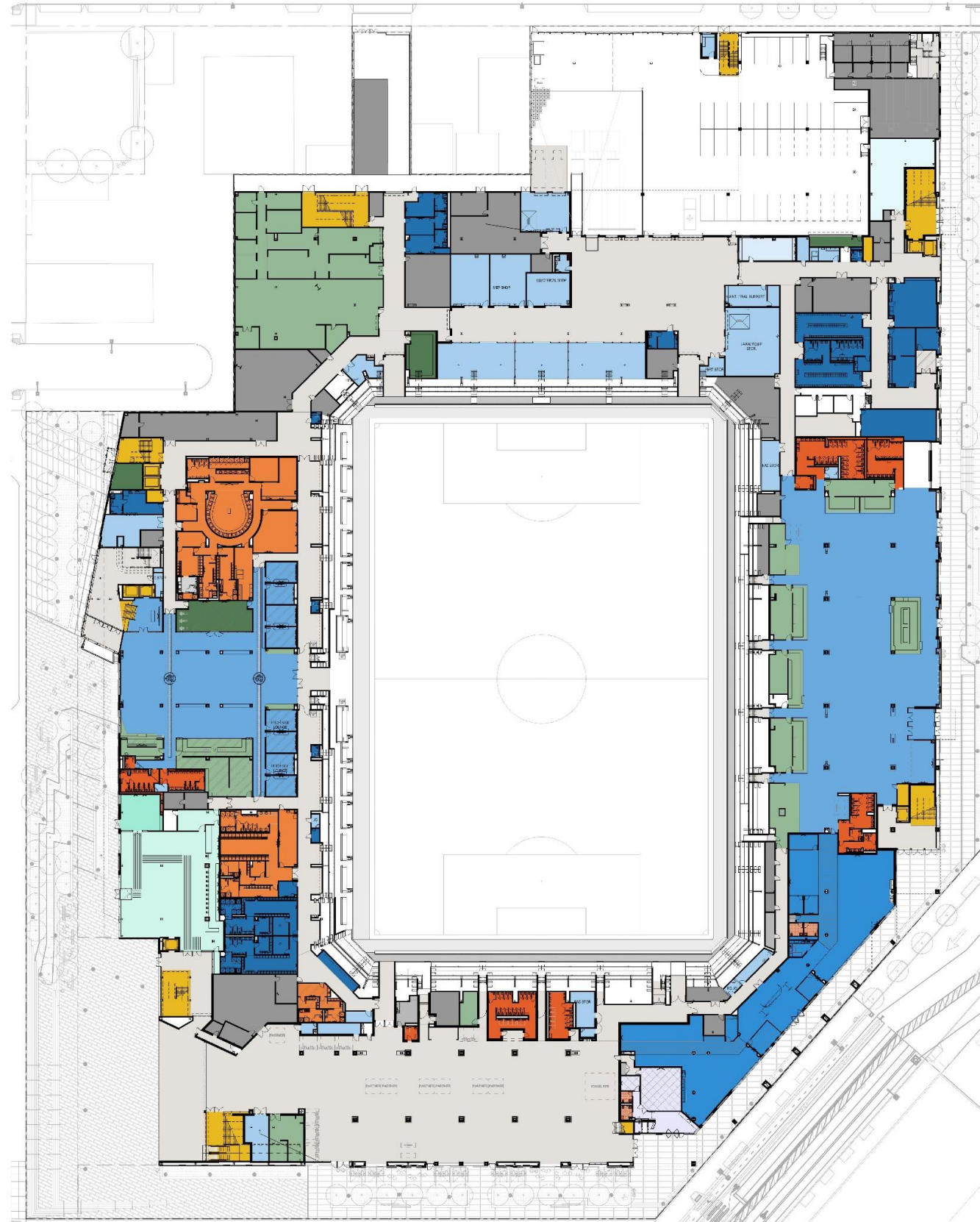


PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



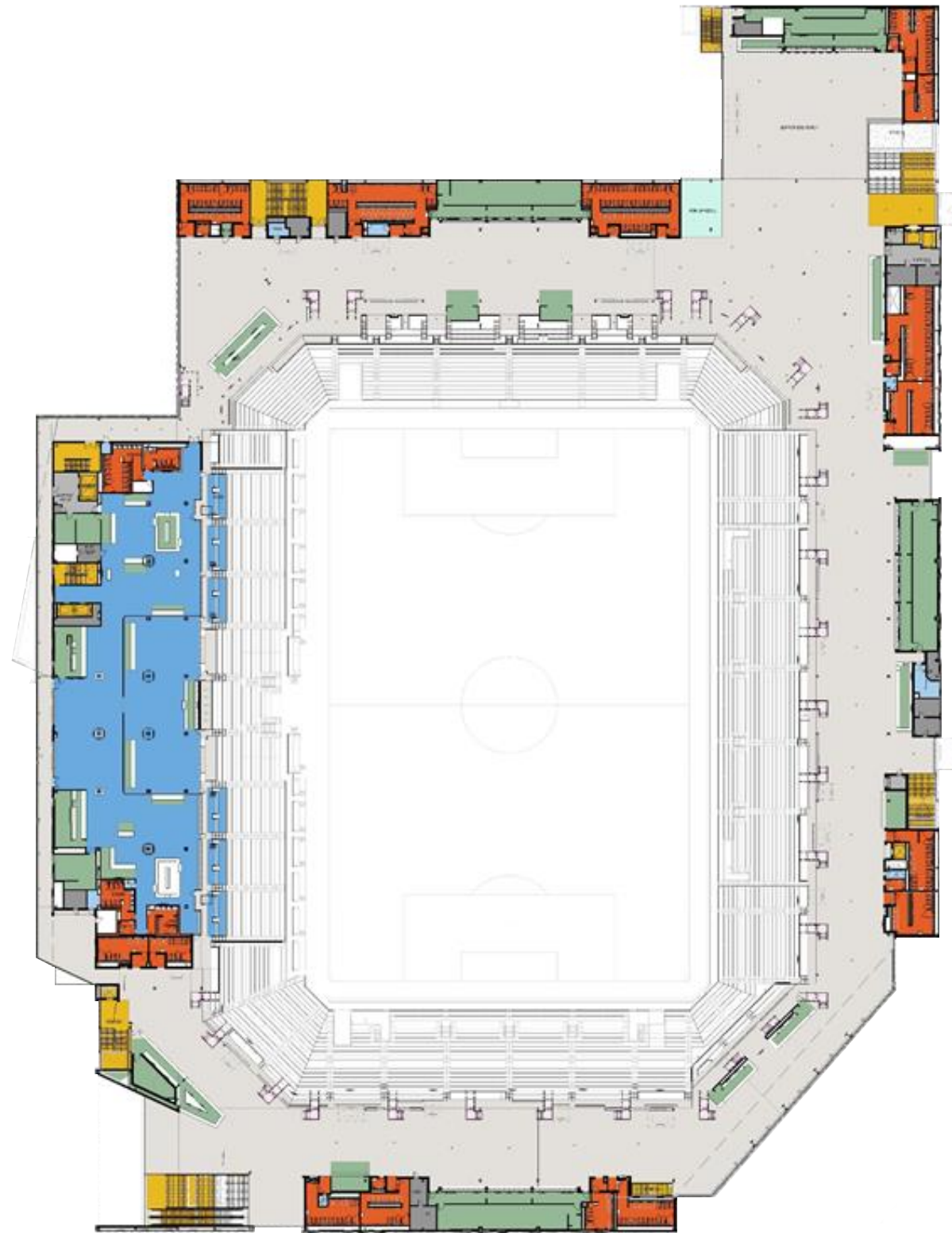
## VARIOUS AERIAL VIEWS AROUND THE BUILDING

- Restrooms
- Locker Rooms
- Vertical Circulation
- Circulation
- MEP
- City in the Community
- Team Store
- Member Services
- Food and Beverage
- Media
- Storage
- Club
- Head Quarters
- Staff



**FIELD LEVEL**  
STADIUM LEVEL PLANS

- Restrooms
- Vertical Circulation
- Circulation
- MEP
- Food and Beverage
- Storage
- Club

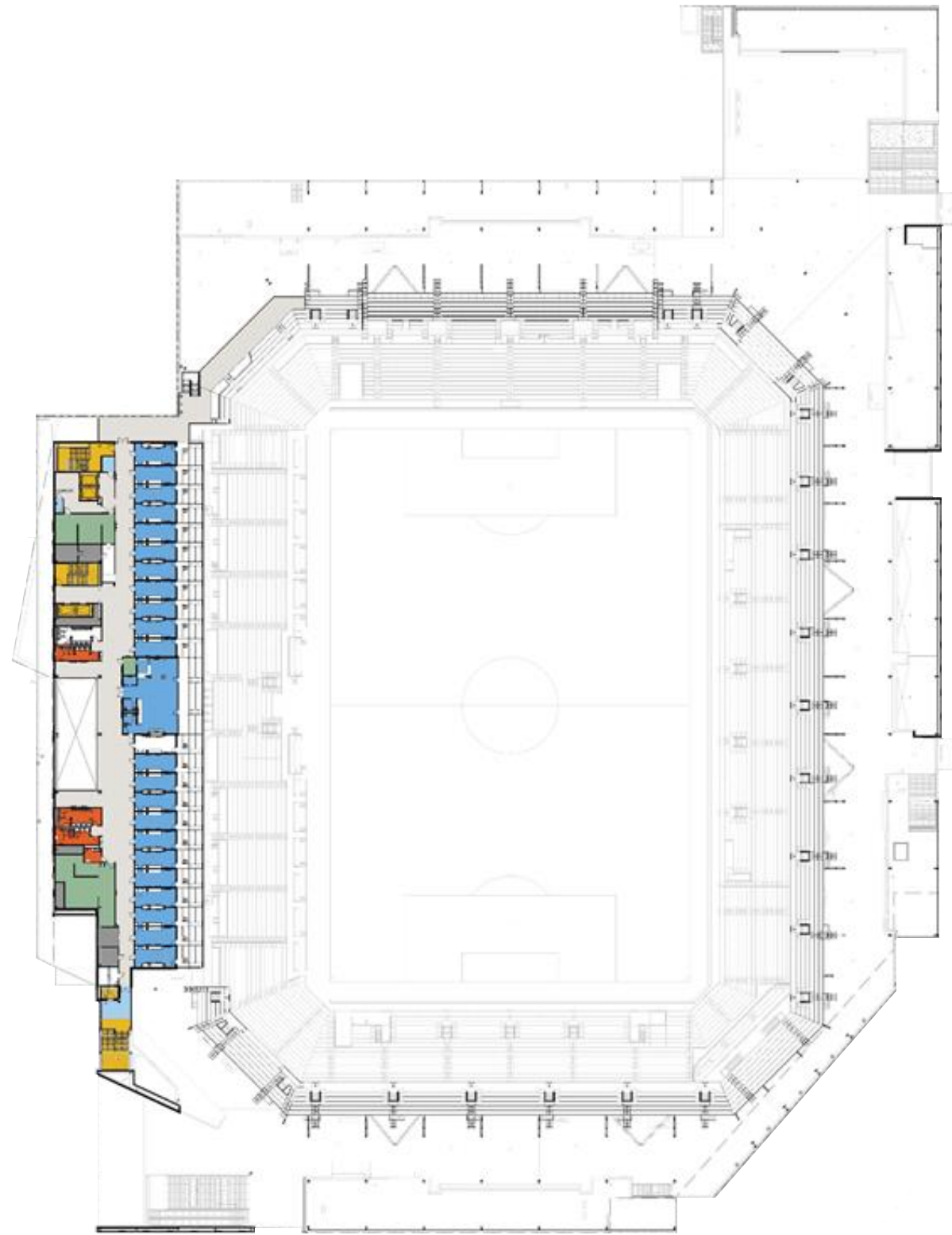


## MAIN CONCOURSE LEVEL

STADIUM LEVEL PLANS



- Restrooms
- Vertical Circulation
- Circulation
- MEP
- Food and Beverage
- Storage
- Club



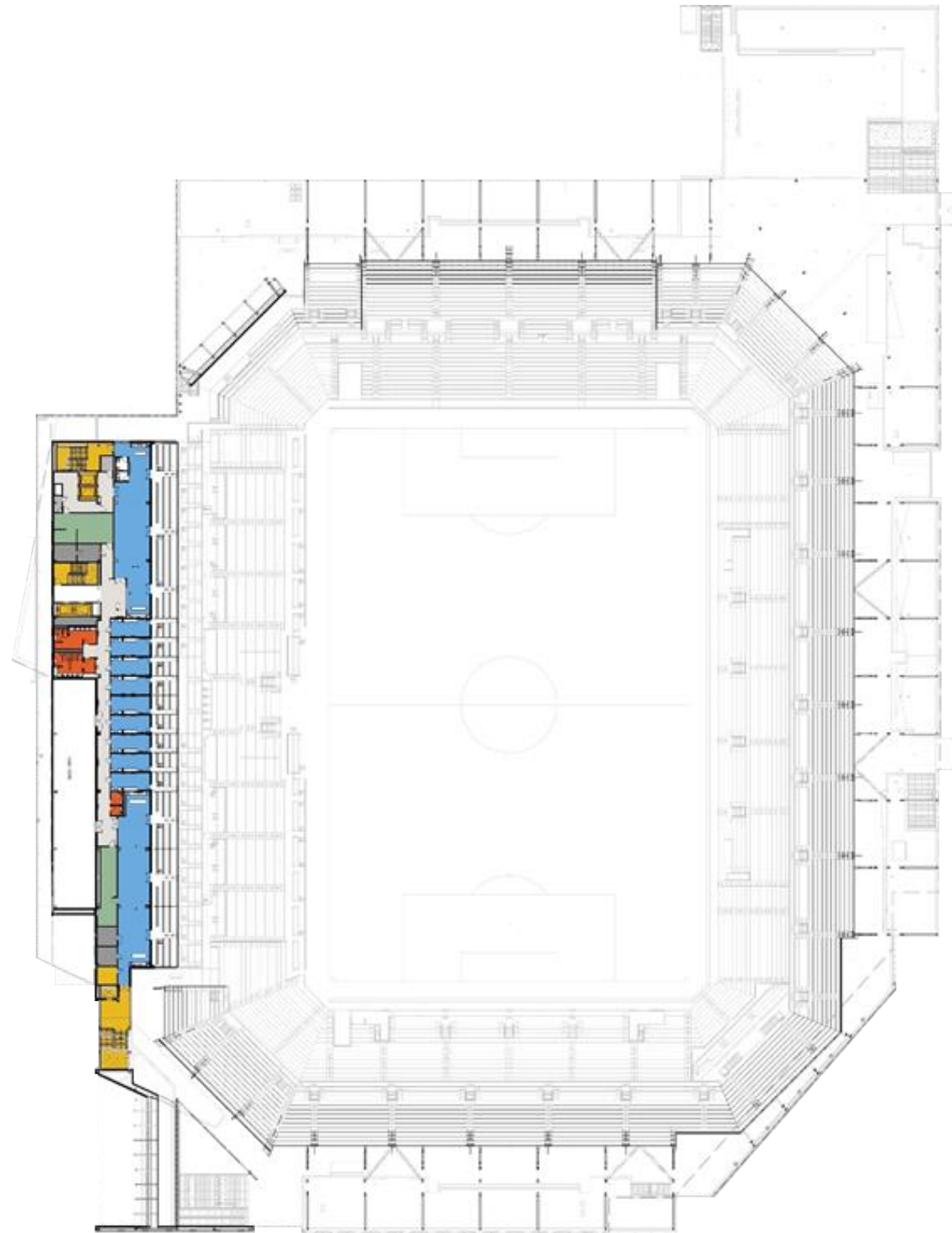
**LOWER SUITE LEVEL**

STADIUM LEVEL PLANS



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

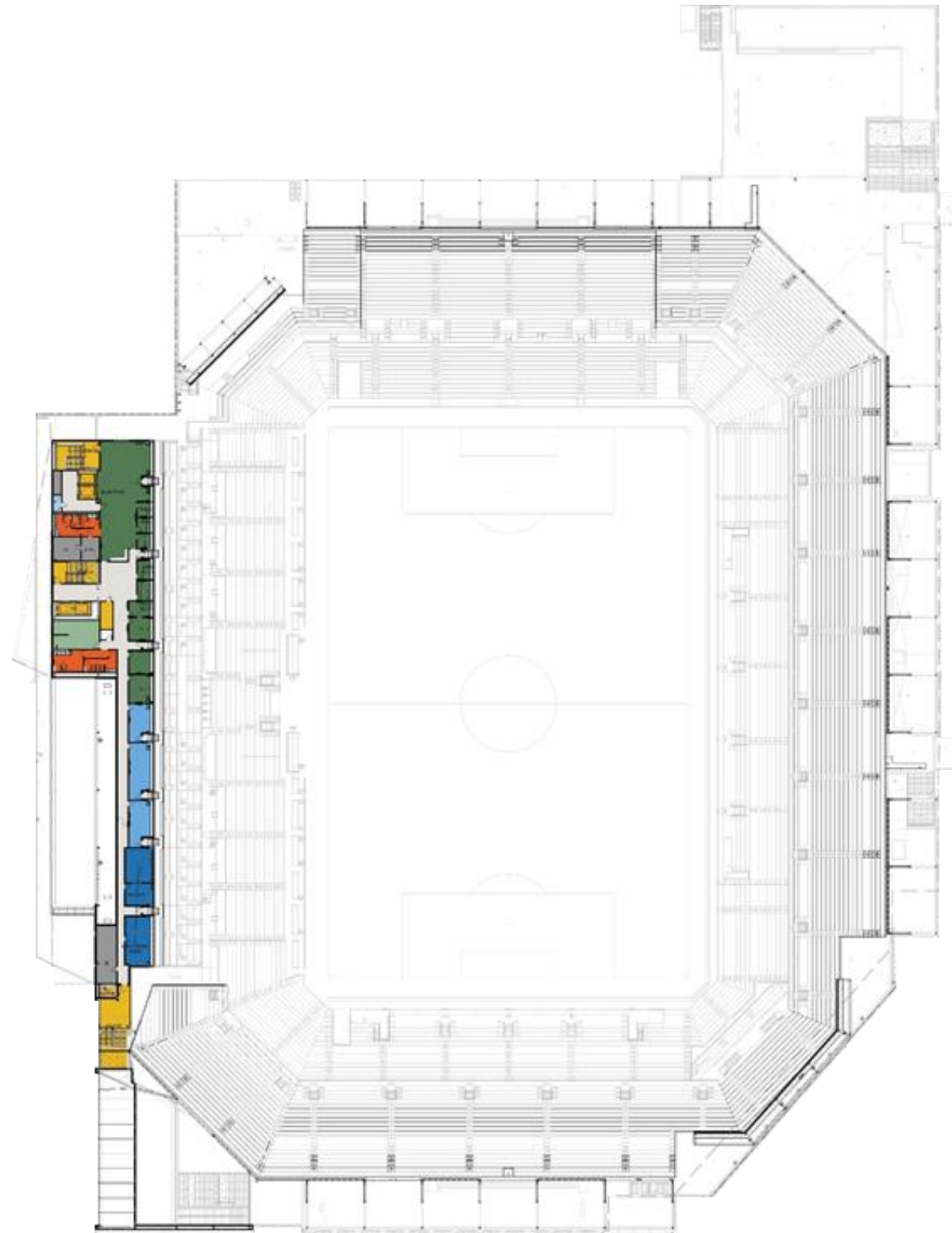
- Restrooms
- Vertical Circulation
- Circulation
- MEP
- Food and Beverage
- Club



## UPPER SUITE LEVEL

STADIUM LEVEL PLANS

- Restrooms
- Vertical Circulation
- Circulation
- MEP
- Food and Beverage
- Media
- Storage
- Club
- Staff

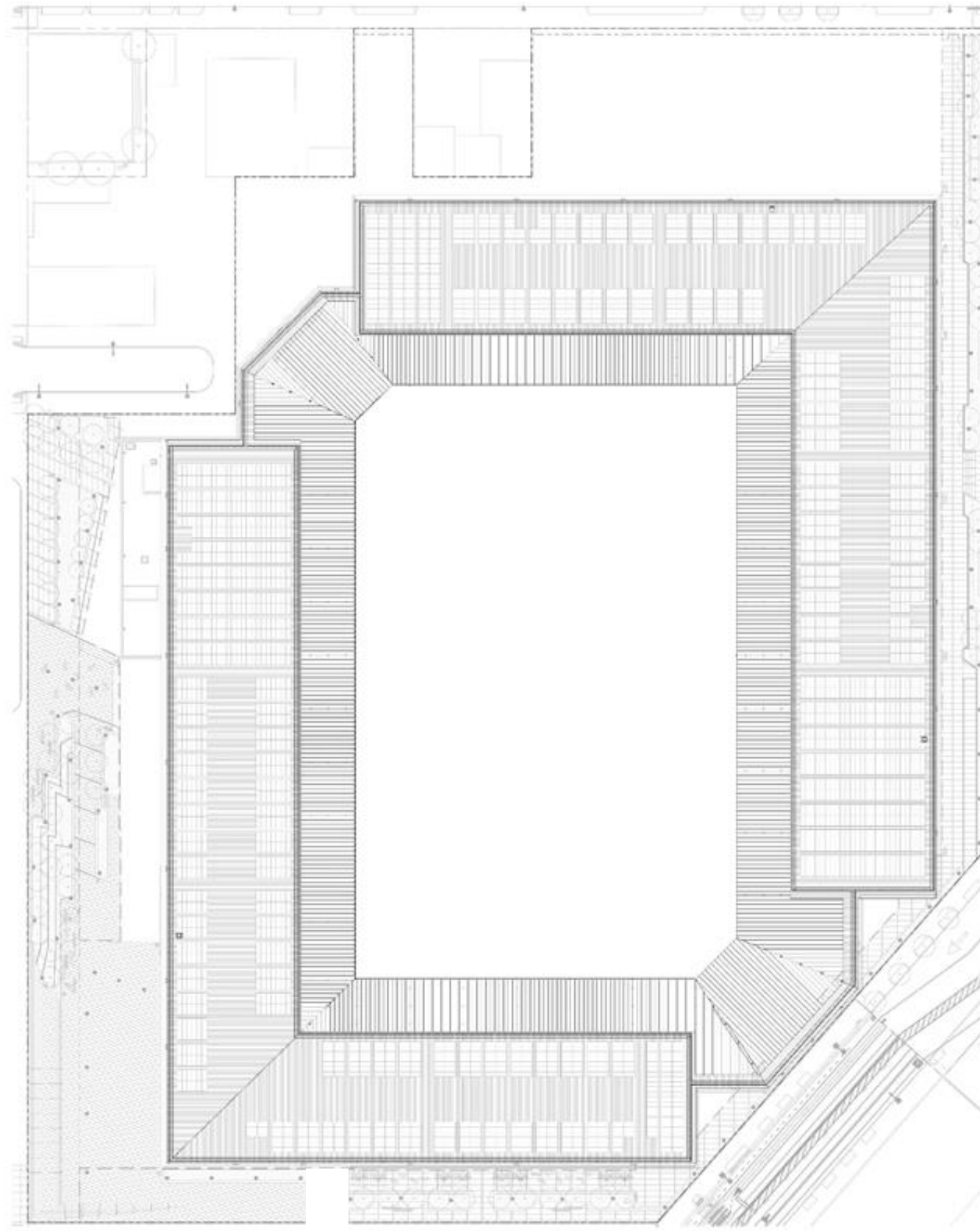


**PRESS/TERRACE LEVEL**

STADIUM LEVEL PLANS



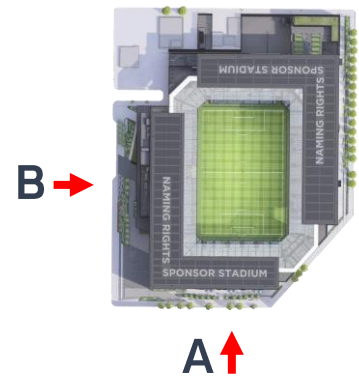
PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



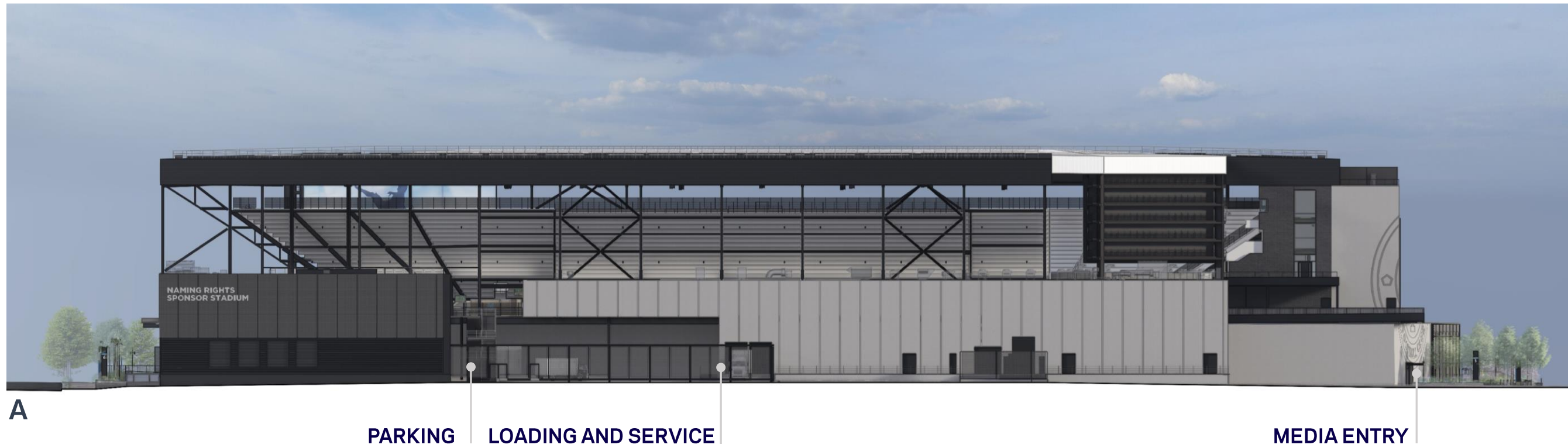
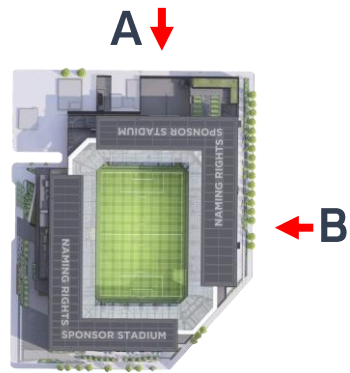
**HIGH ROOF LEVEL**  
STADIUM LEVEL PLANS



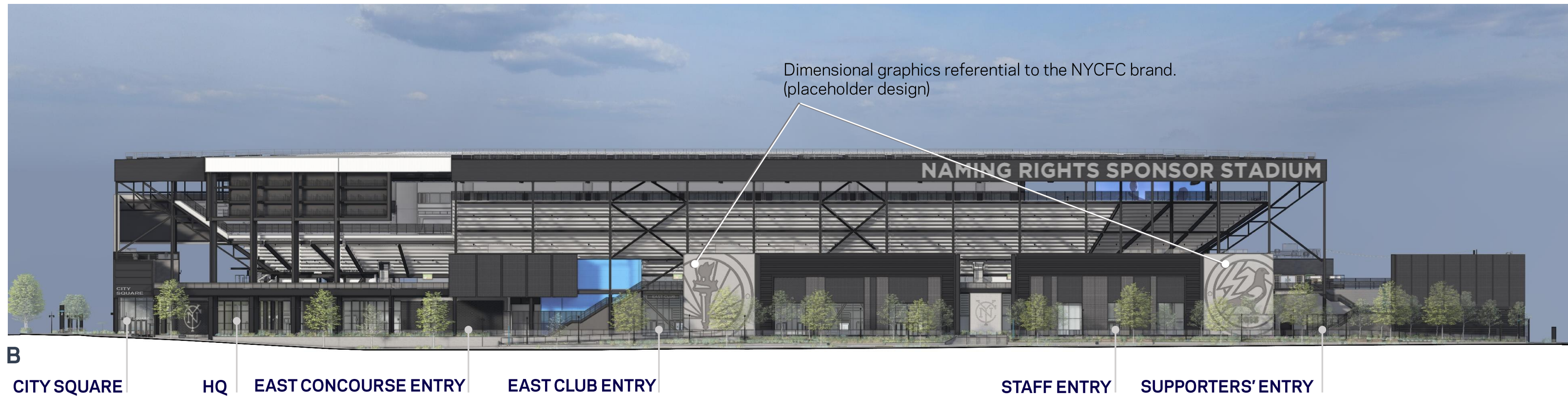
PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



**SOUTH AND WEST ELEVATIONS**  
STADIUM ELEVATIONS

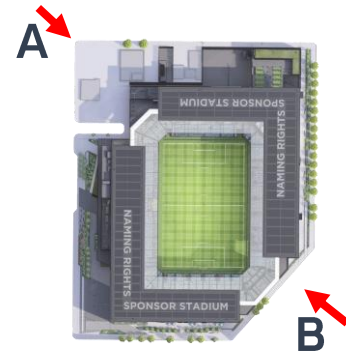


Dimensional graphics referential to the NYCFC brand.  
(placeholder design)



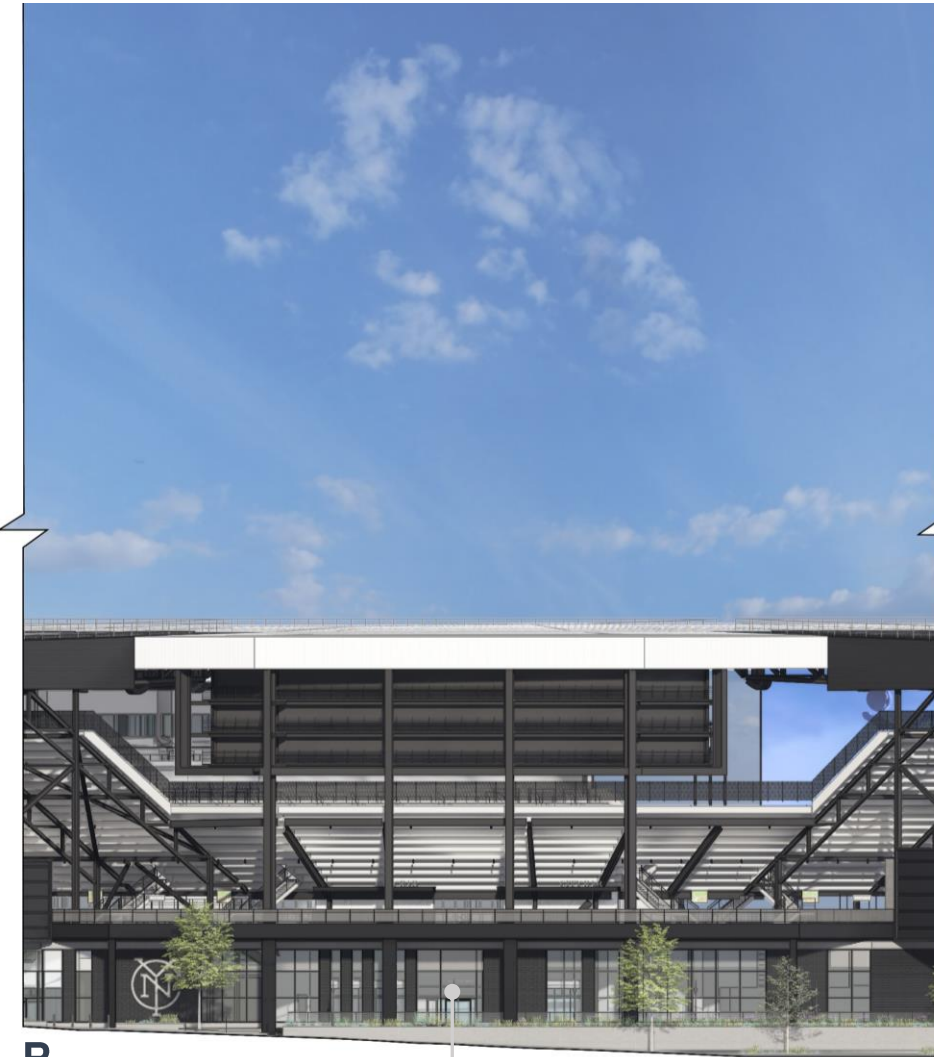
## NORTH AND EAST ELEVATIONS

STADIUM ELEVATIONS



A

MEDIA ENTRY

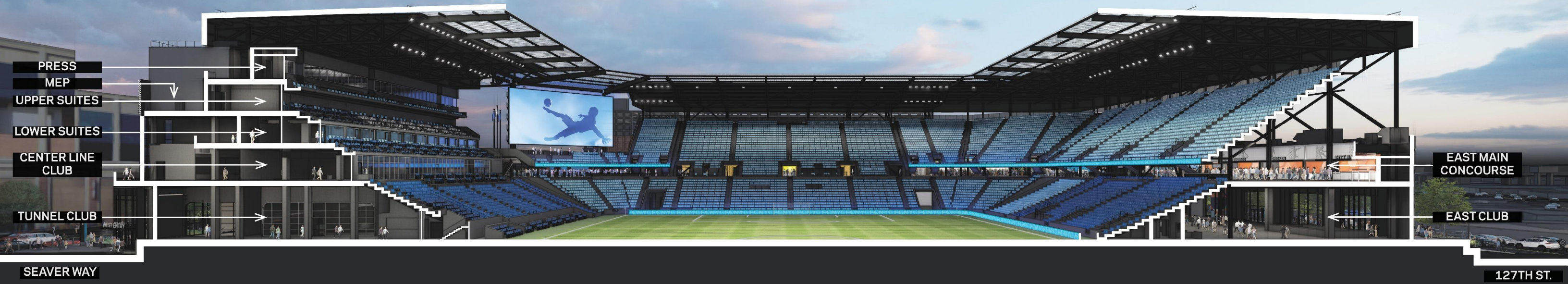


B

HQ

## NORTHWEST AND SOUTHEAST ELEVATIONS

STADIUM ELEVATIONS



OVERALL TRANSVERSE SECTION LOOKING NORTH





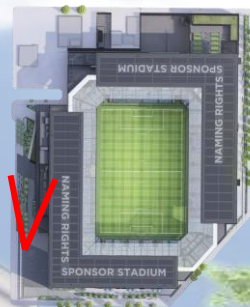
OVERALL TRANSVERSE SECTION LOOKING SOUTH



OVERALL LONGITUDINAL SECTION LOOKING EAST



OVERALL LONGITUDINAL SECTION LOOKING WEST



KEY PLAN

Placeholder Art\* —



**PATH FROM CUBE/ CITY SQUARE TO WEST ENTRY PAVILION**



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



KEY PLAN



### CITC + EAST CITY SQUARE ENTRY PLAZA



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



KEY PLAN

Dimensional graphic referential to the NYCFC brand. (placeholder design)

Placeholder Art\*



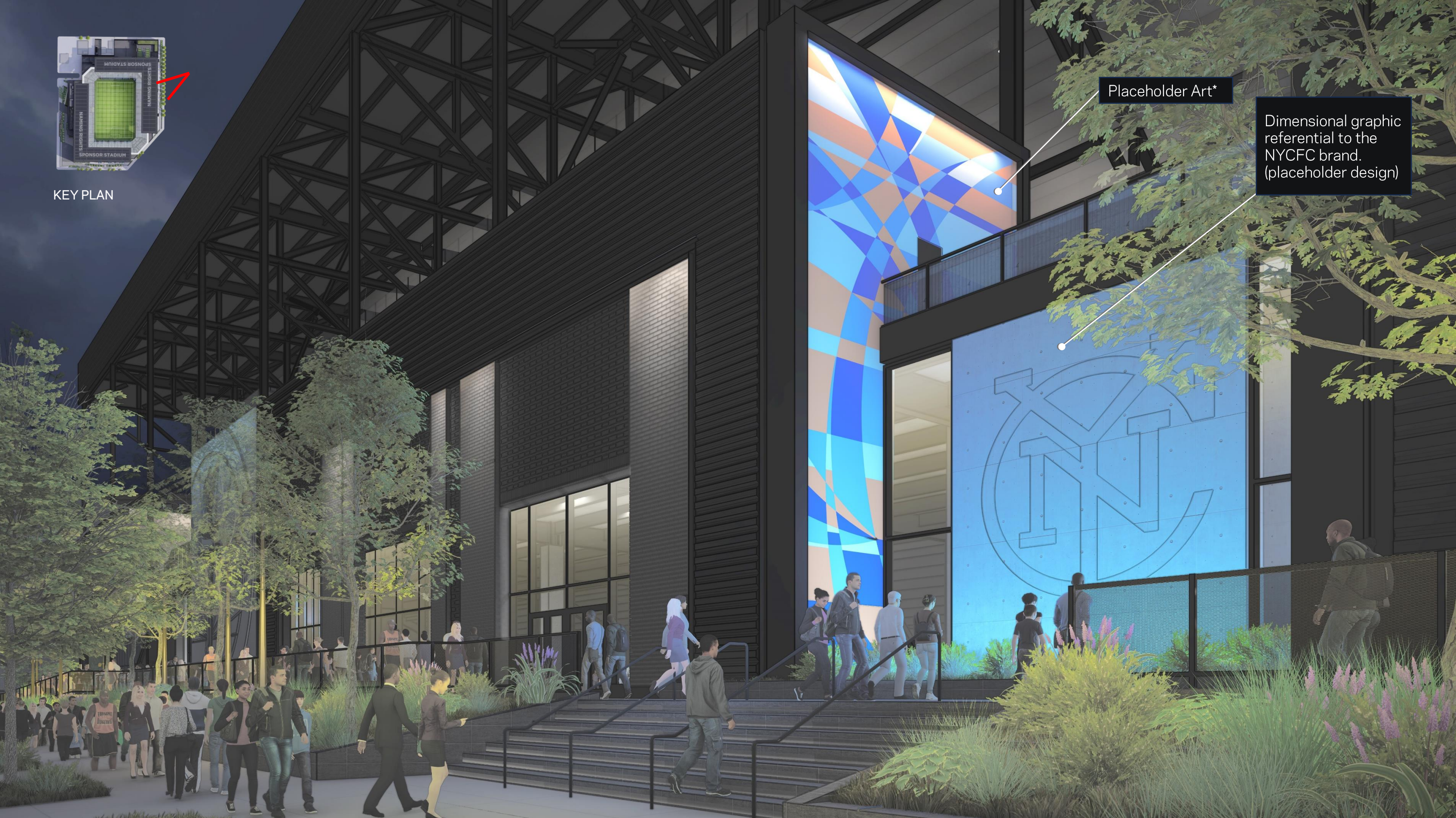
**EAST CLUB ENTRY ALONG 127<sup>TH</sup> STREET**



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



KEY PLAN



Placeholder Art\*

Dimensional graphic referential to the NYCFC brand. (placeholder design)

### EAST SITE ACCESS STAIR AND FEATURE WALLS



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



KEY PLAN



Placeholder Art\*

NAMING RIGHTS  
SPONSOR STADIUM

**35<sup>TH</sup> AVENUE: STADIUM LOADING AND SERVICE YARD, SECURED PARKING AND CON ED VAULTS**



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

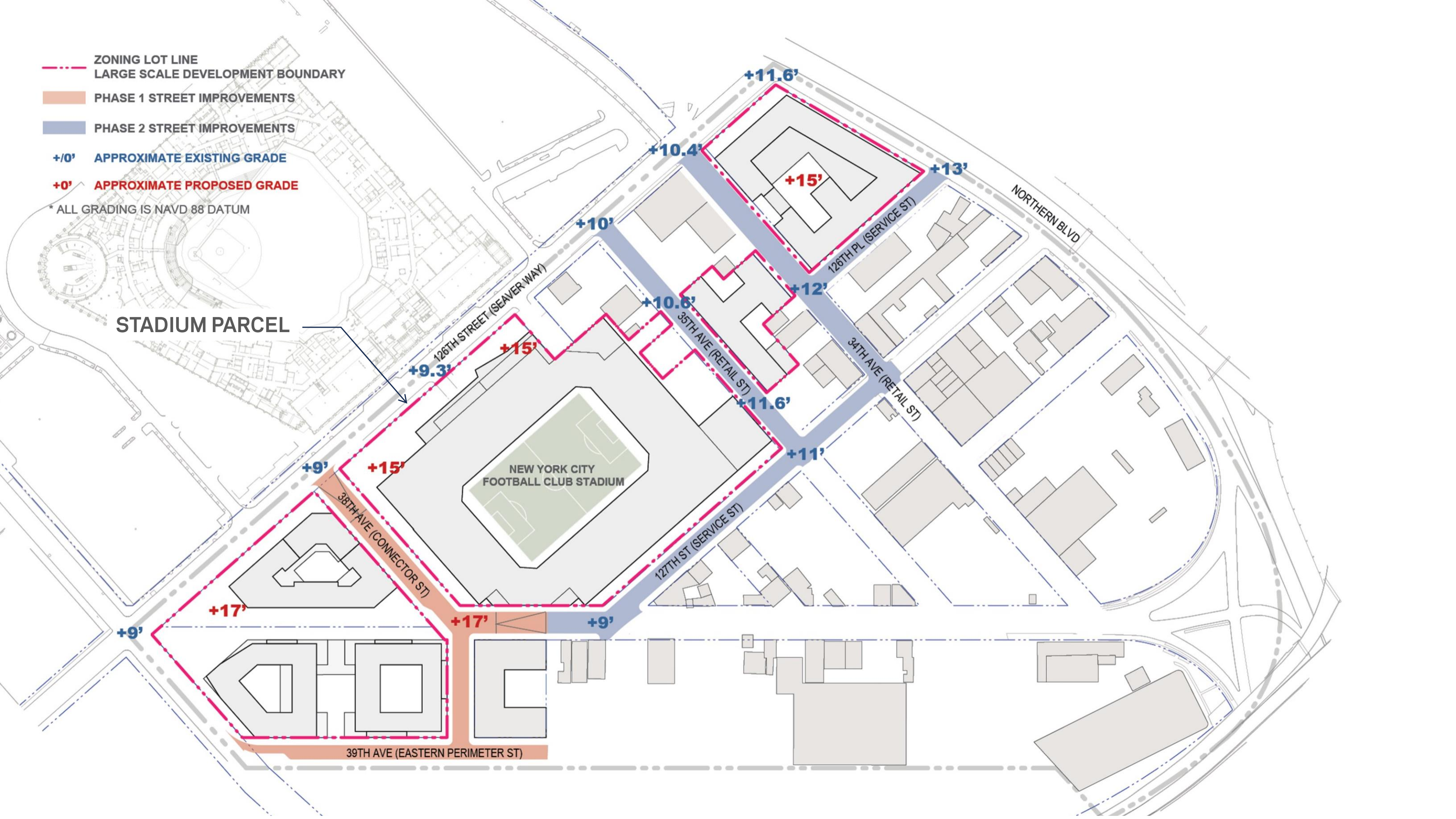


# V. APPENDIX

## 1. OPEN SPACE

- - - ZONING LOT LINE
- - - - - LARGE SCALE DEVELOPMENT BOUNDARY
- █ PHASE 1 STREET IMPROVEMENTS
- █ PHASE 2 STREET IMPROVEMENTS
- +0' APPROXIMATE EXISTING GRADE
- +0' APPROXIMATE PROPOSED GRADE
- \* ALL GRADING IS NAVD 88 DATUM

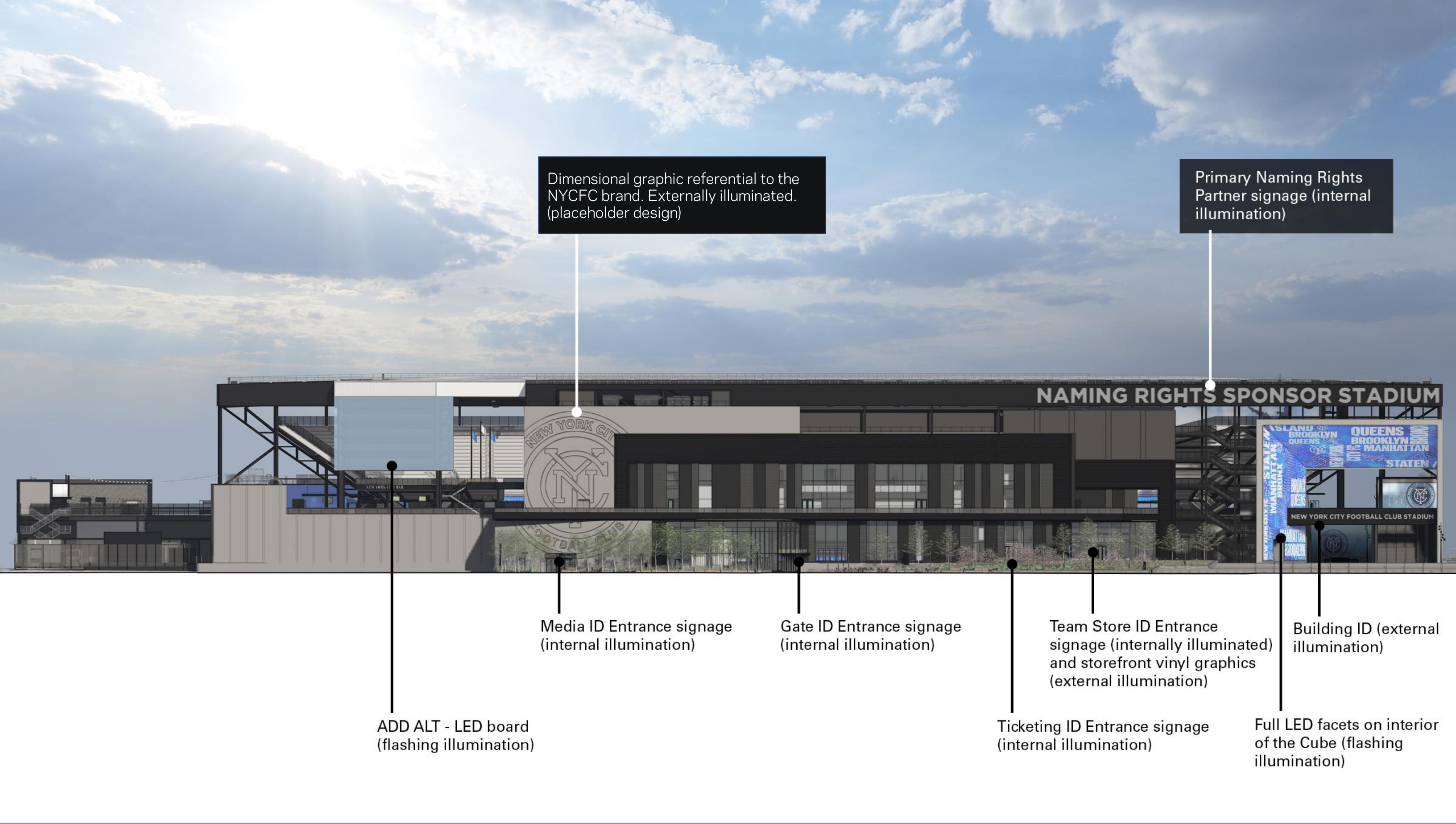
STADIUM PARCEL



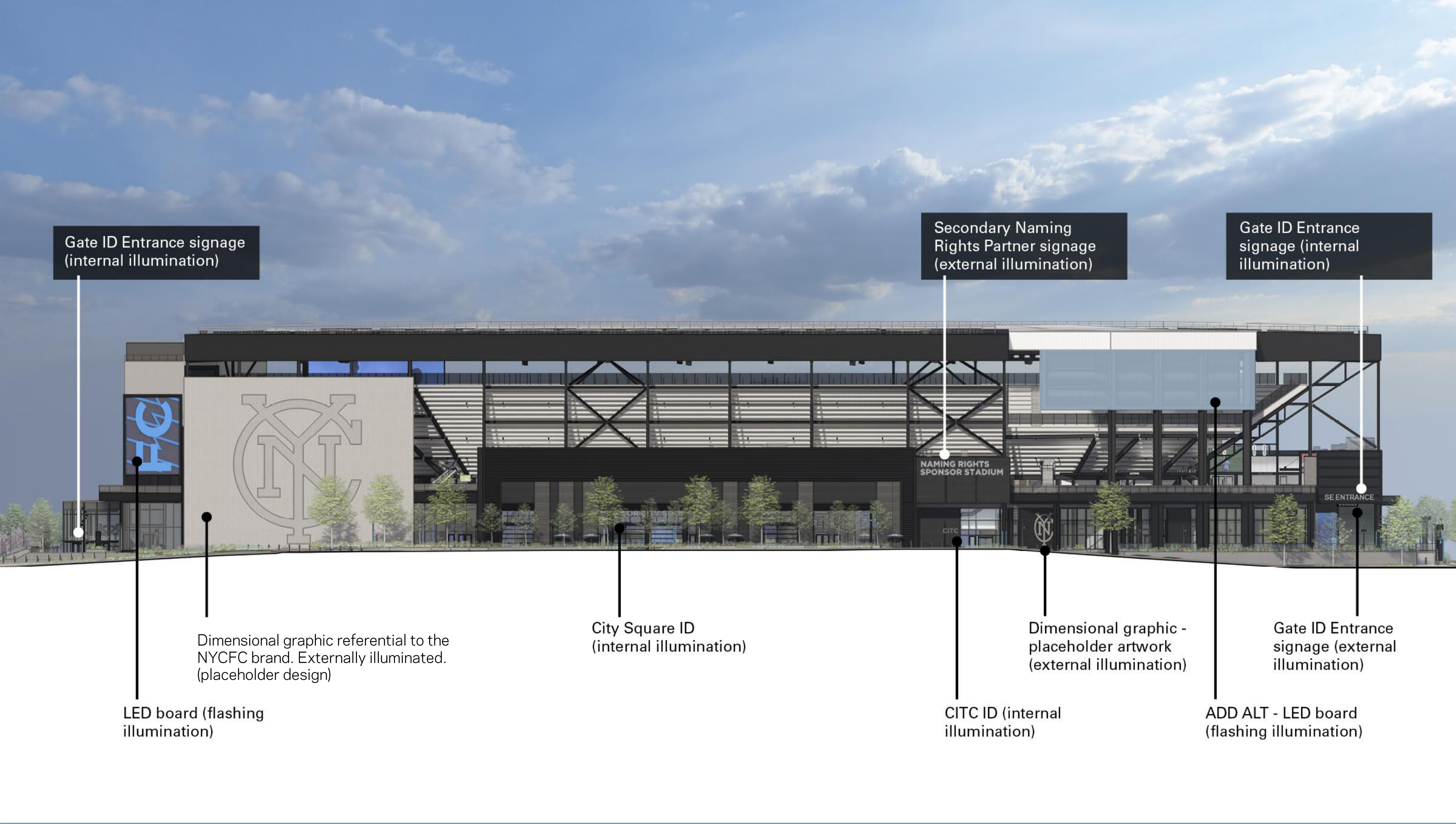
**PHASE 2 INTERIM STREETS**  
WILLETS POINT PHASE 2

# V. APPENDIX

## 1. SIGNAGE



**WEST ELEVATION VIEW & NOTES**



**SOUTH ELEVATION VIEW & NOTES**

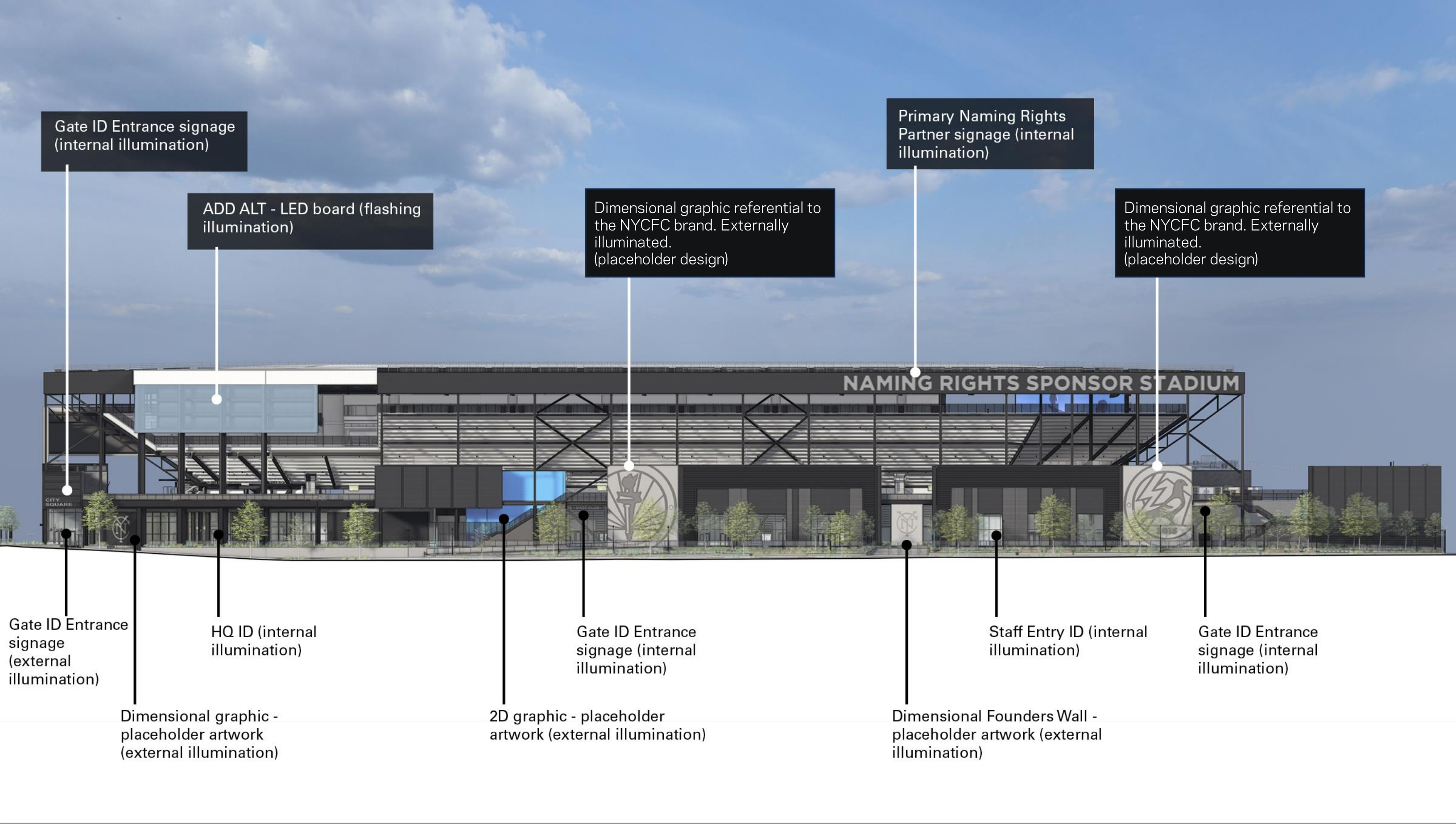


ADD ALT - LED board  
(flashing illumination)

Dimensional graphic -  
placeholder artwork  
(external illumination)

HQ ID (internal  
illumination) and  
storefront vinyl graphics  
(external illumination)

**SOUTHEAST CORNER (DETAIL) VIEW & NOTES**



Gate ID Entrance signage  
(internal illumination)

ADD ALT - LED board (flashing  
illumination)

Dimensional graphic referential to  
the NYCFC brand. Externally  
illuminated.  
(placeholder design)

Primary Naming Rights  
Partner signage (internal  
illumination)

Dimensional graphic referential to  
the NYCFC brand. Externally  
illuminated.  
(placeholder design)

NAMING RIGHTS SPONSOR STADIUM

Gate ID Entrance  
signage  
(external  
illumination)

HQ ID (internal  
illumination)

Gate ID Entrance  
signage (internal  
illumination)

Staff Entry ID (internal  
illumination)

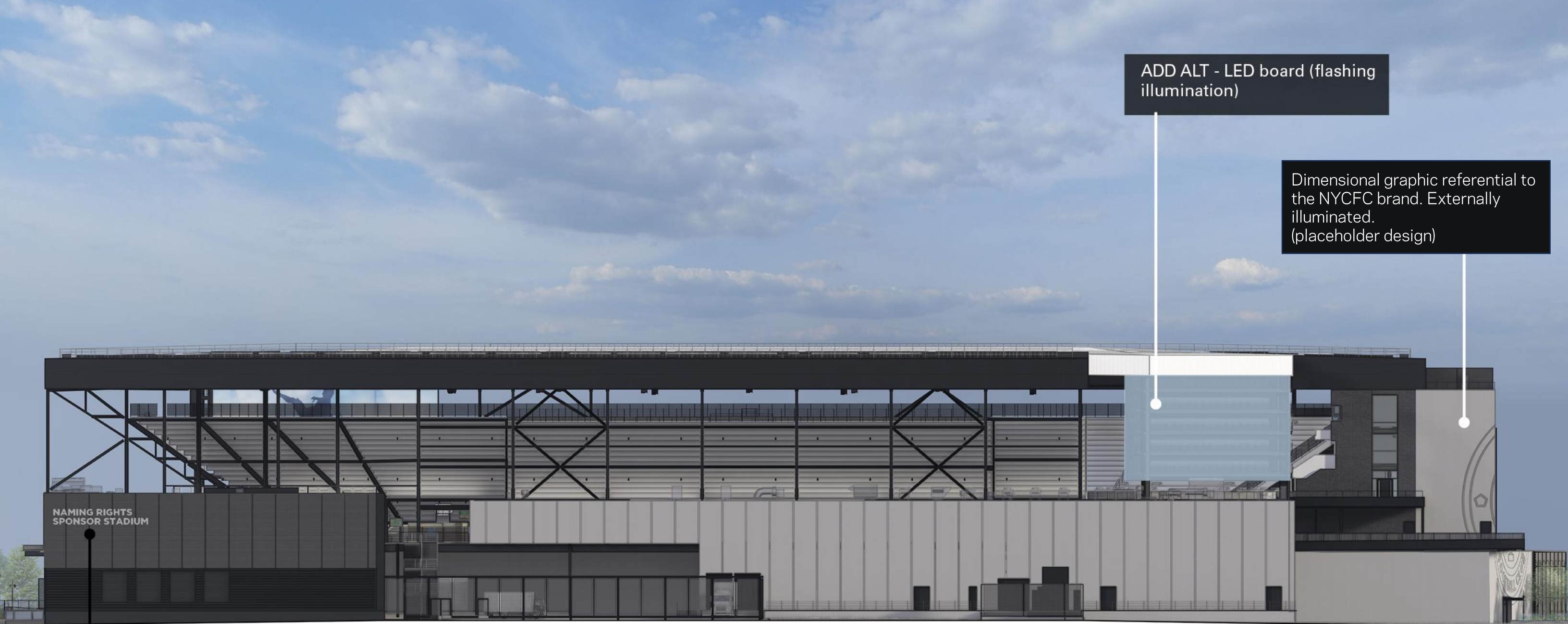
Gate ID Entrance  
signage (internal  
illumination)

Dimensional graphic -  
placeholder artwork  
(external illumination)

2D graphic - placeholder  
artwork (external illumination)

Dimensional Founders Wall -  
placeholder artwork (external  
illumination)

**EAST ELEVATION VIEW & NOTES**



ADD ALT - LED board (flashing illumination)

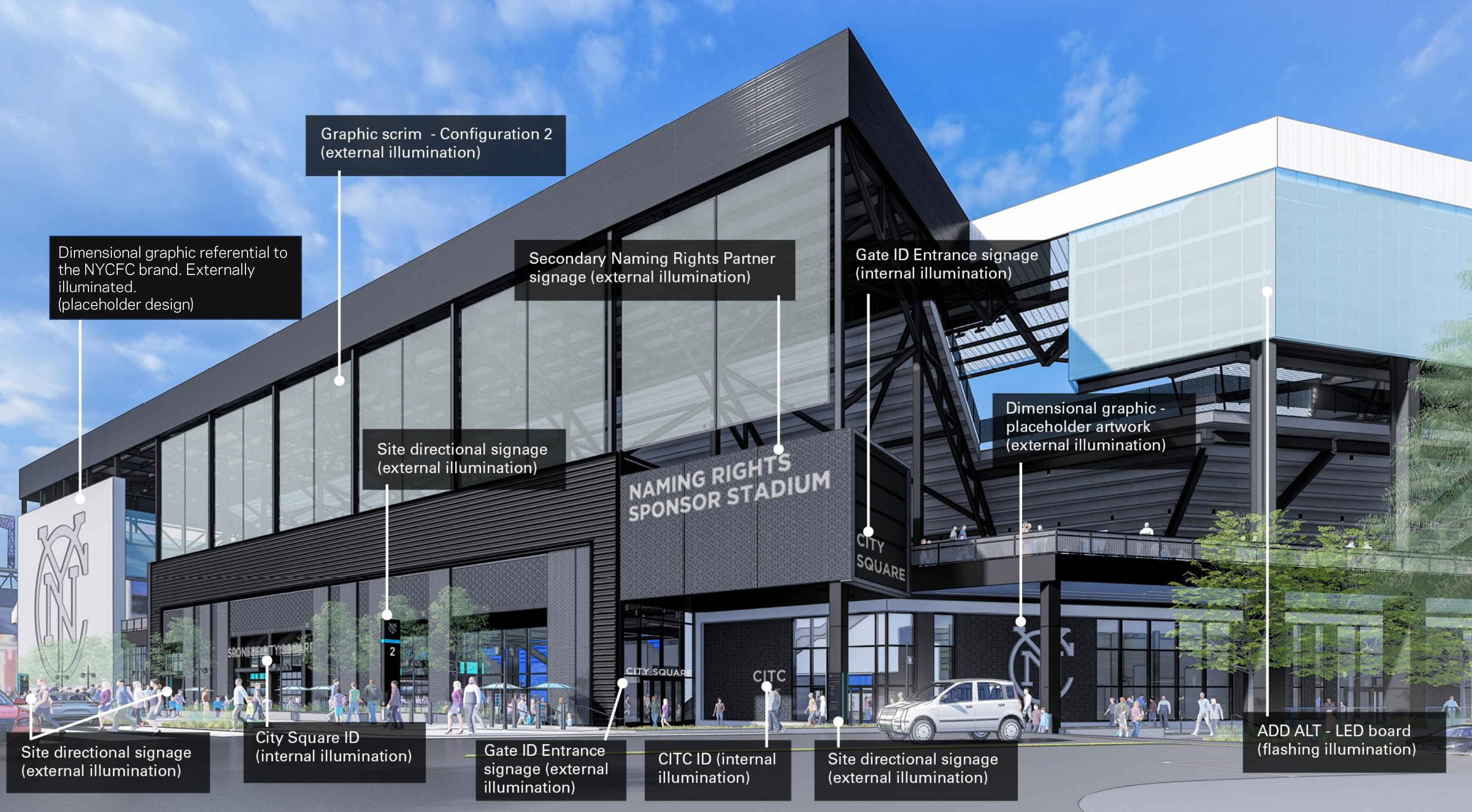
Dimensional graphic referential to the NYCFC brand. Externally illuminated. (placeholder design)

NAMING RIGHTS SPONSOR STADIUM

Secondary Naming Rights Partner signage (external illumination)

**NORTH ELEVATION VIEW & NOTES**



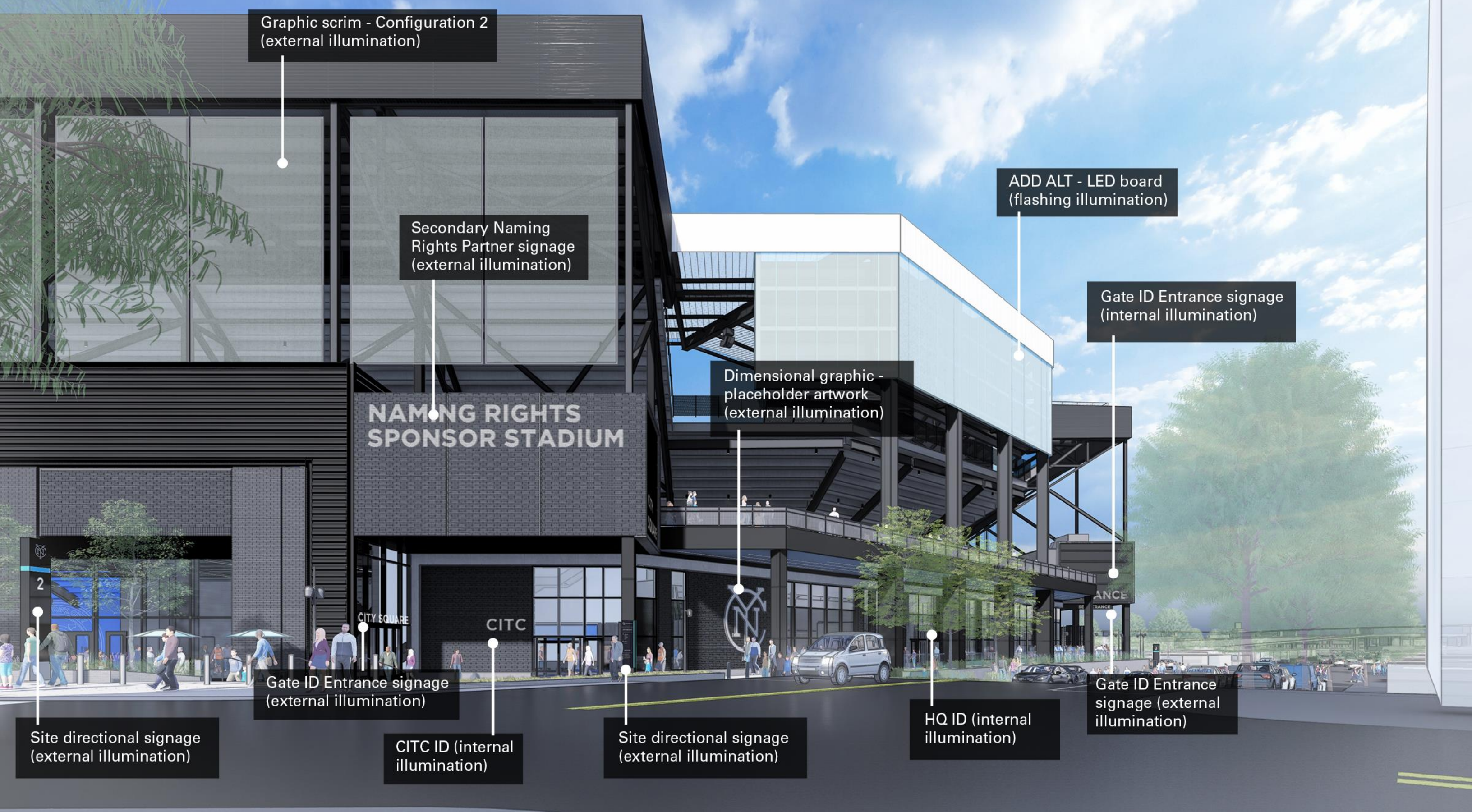


**SOUTHEAST CORNER VIEW & NOTES**

Graphic Scrim - Configuration 2



PHASE II - STADIUM PARCEL  
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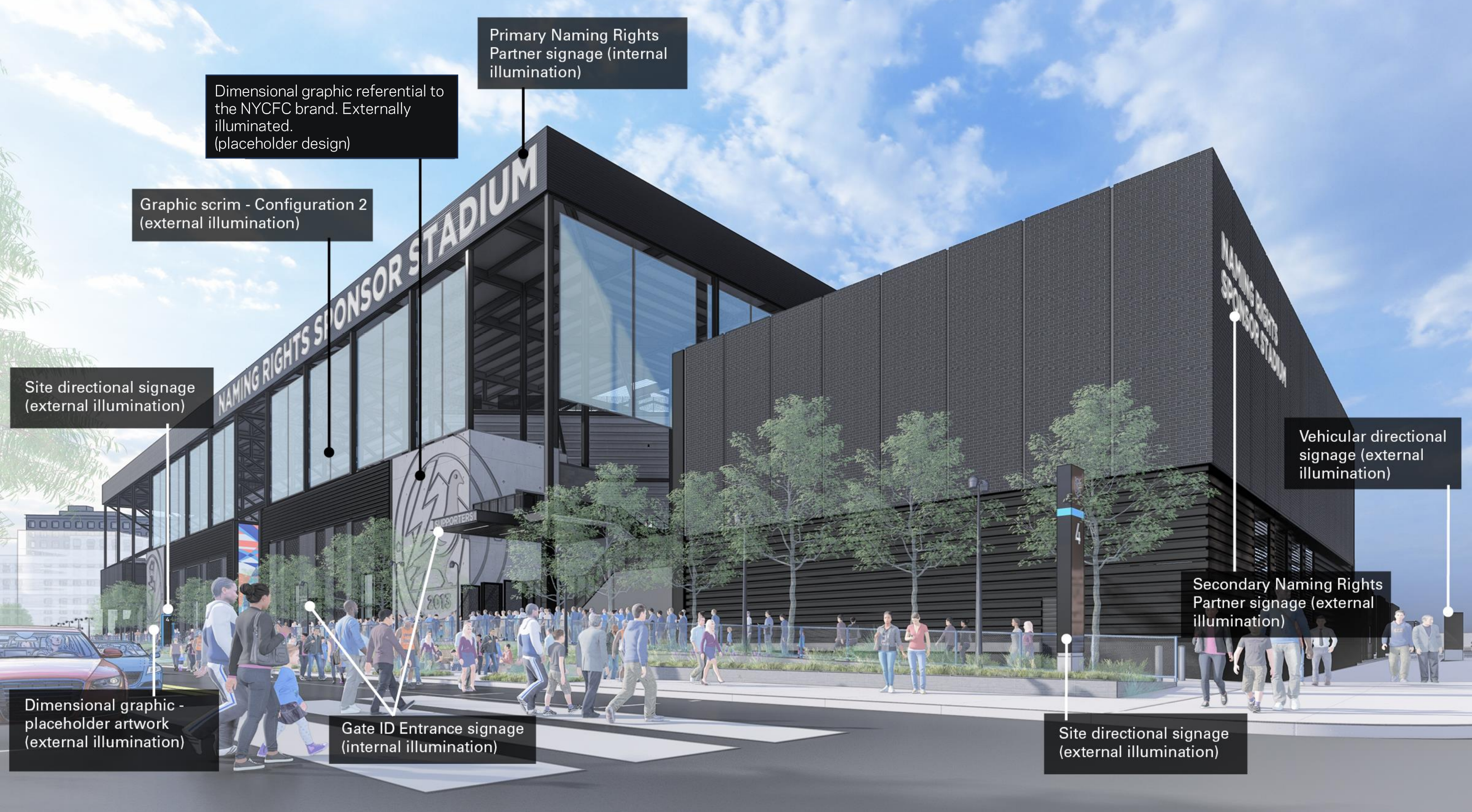


**SOUTHEAST CORNER VIEW & NOTES**

Graphic Scrim - Configuration 2



PHASE II - STADIUM PARCEL  
 SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
 PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



Dimensional graphic referential to the NYCFC brand. Externally illuminated. (placeholder design)

Primary Naming Rights Partner signage (internal illumination)

Graphic scrim - Configuration 2 (external illumination)

Site directional signage (external illumination)

Vehicular directional signage (external illumination)

Secondary Naming Rights Partner signage (external illumination)

Dimensional graphic - placeholder artwork (external illumination)

Gate ID Entrance signage (internal illumination)

Site directional signage (external illumination)

### NORTHEAST CORNER VIEW & NOTES

Graphic Scrim - Configuration 2



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



Secondary Naming Rights  
Partner signage (external  
illumination)

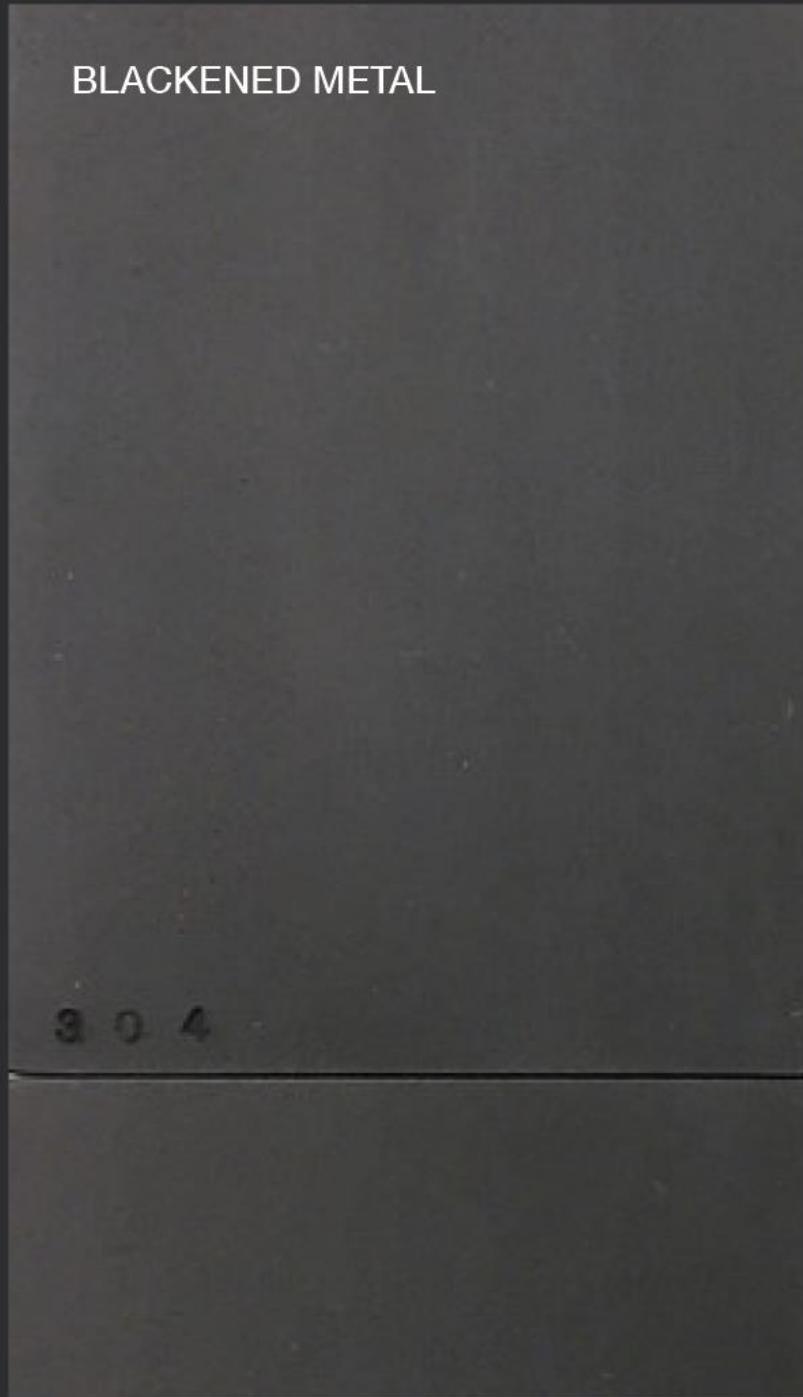
Graphic scrim - Configuration 2  
(external illumination)

### NORTH ELEVATION VIEW & NOTES

Graphic Scrim - Configuration 2

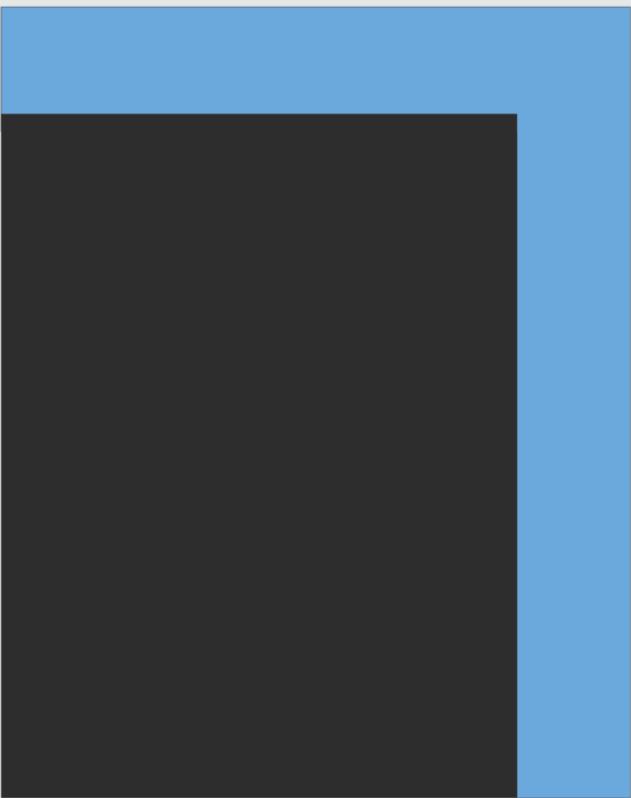
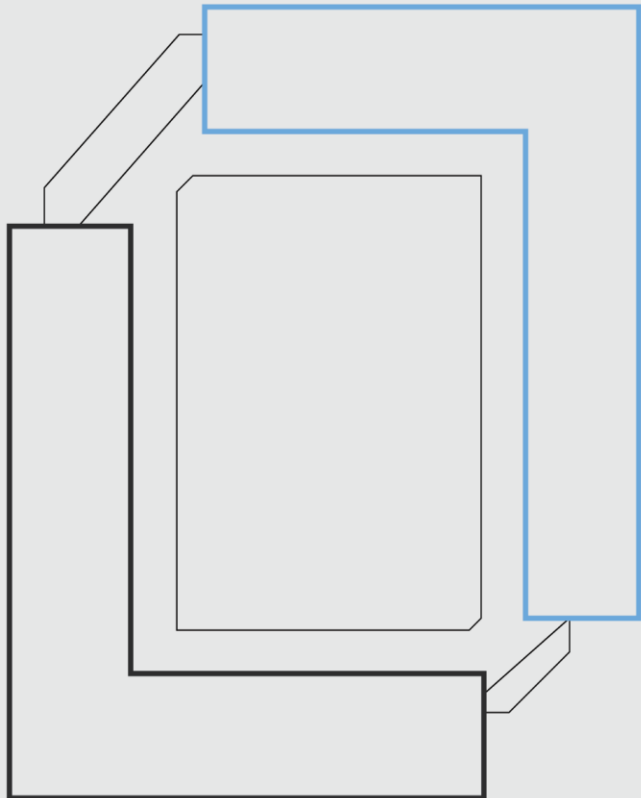


PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
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EXTERIOR WAYFINDING SIGN FAMILY MATERIALS PALETTE (UNDER DEVELOPMENT)

# FORM



STADIUM

WAYFINDING





## EXTERIOR WAYFINDING SIGN FAMILY CONCEPTUAL DIAGRAM

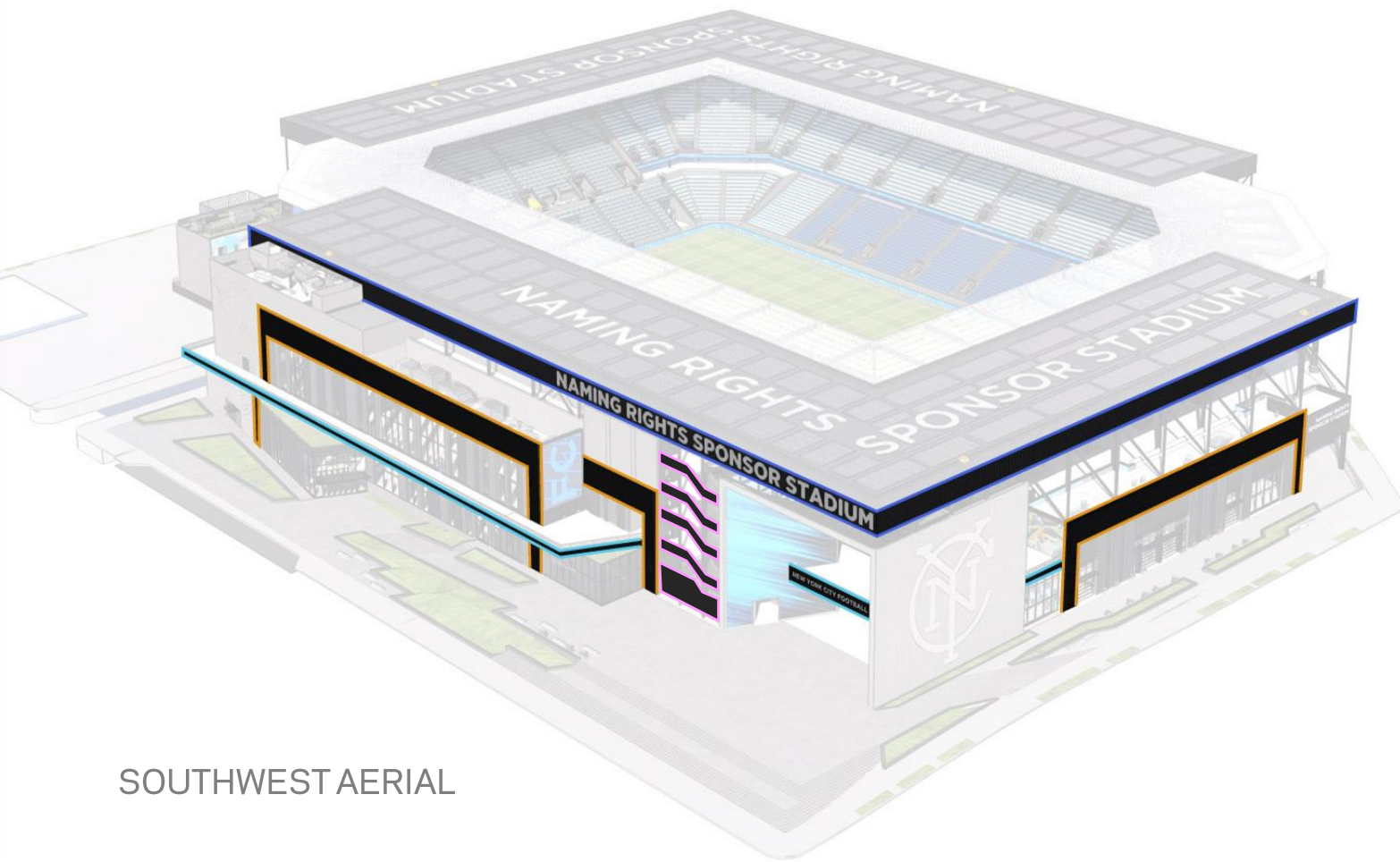


# WILLETS POINT PHASE II, QUEENS, NY

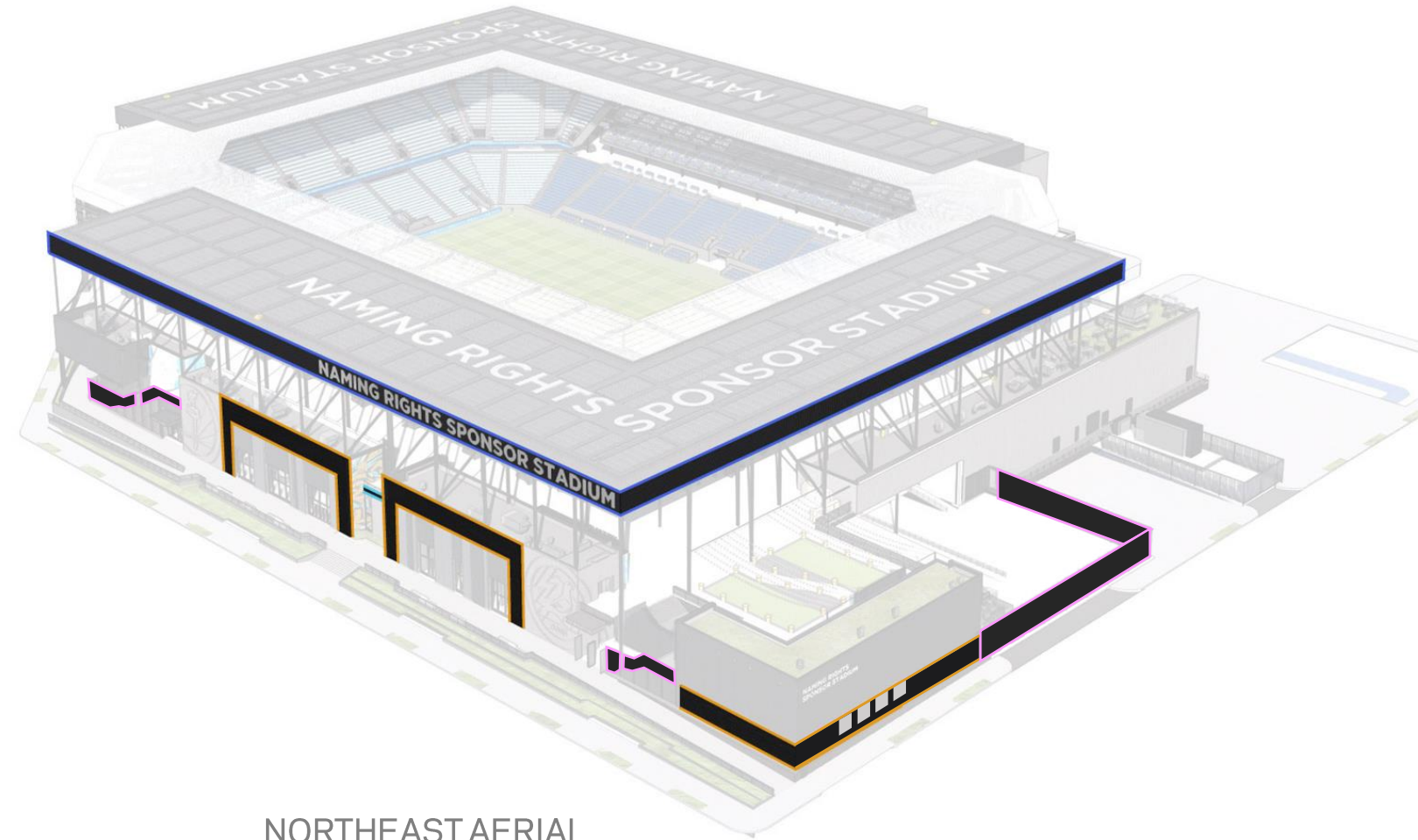
**Additional Metal Finish Color Studies**

MAY 15, 2024

-  High Fascia
-  Low Fascia
-  Arches
-  Perforated Screens



SOUTHWEST AERIAL



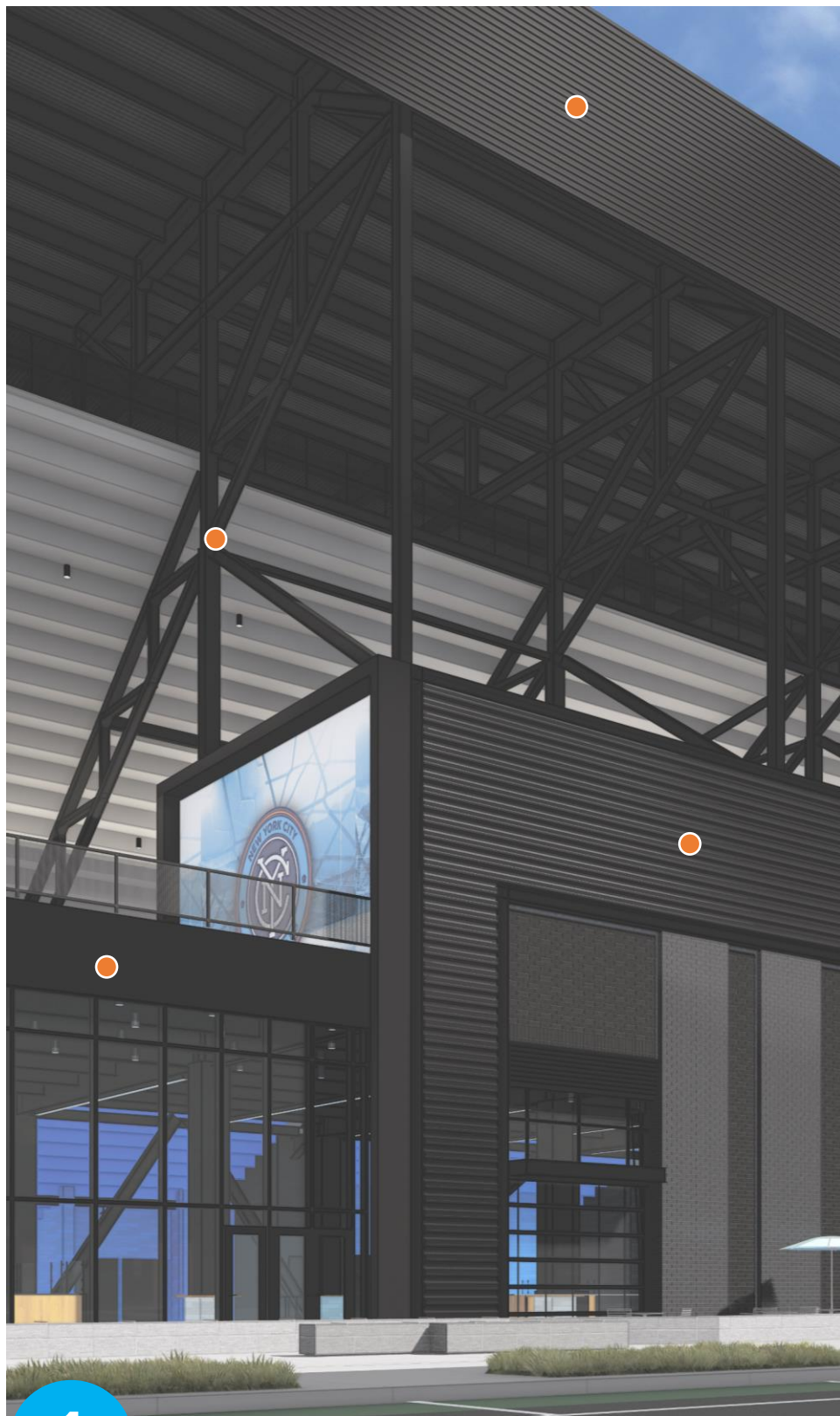
NORTHEAST AERIAL

**METAL PANEL MATERIAL KEY**

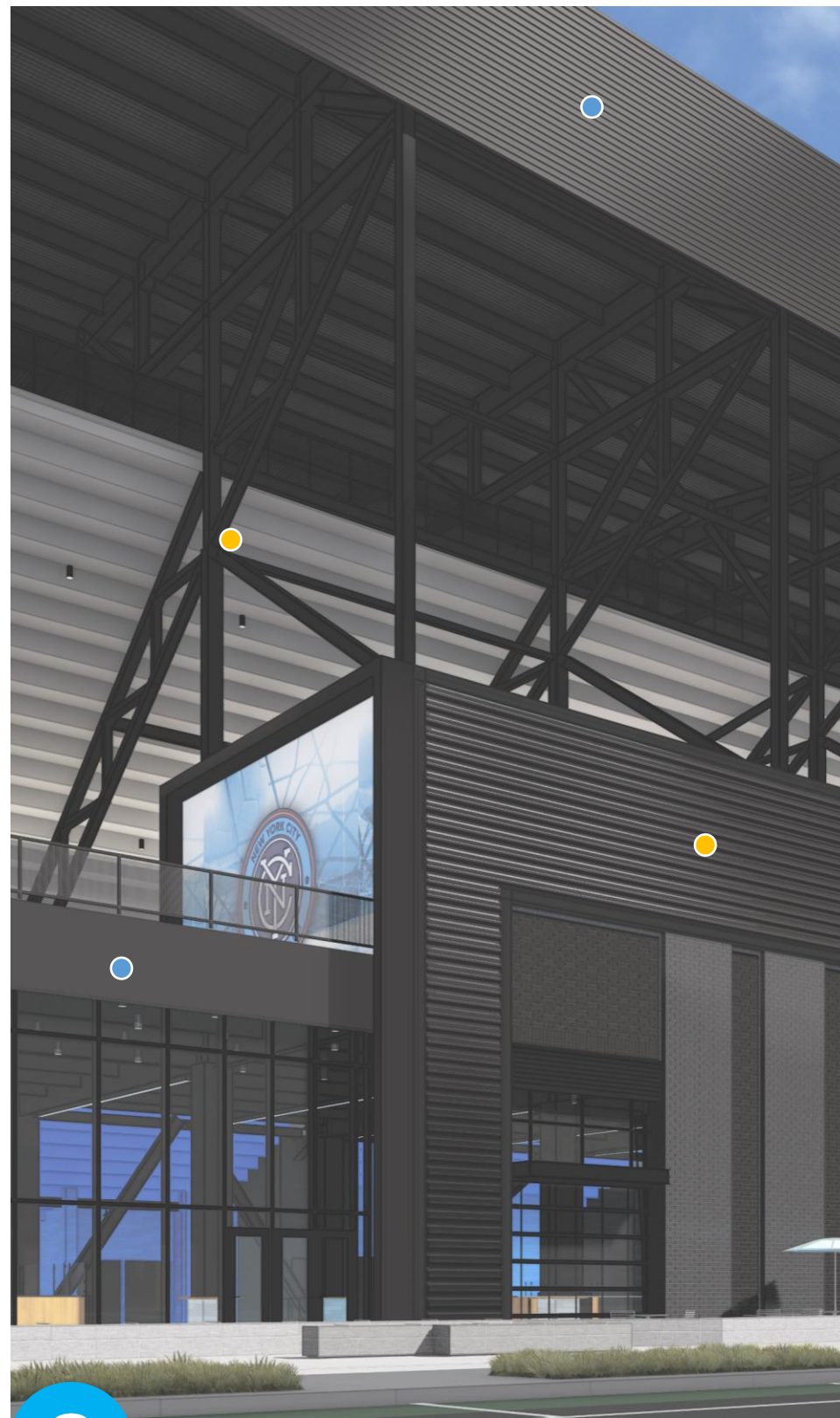




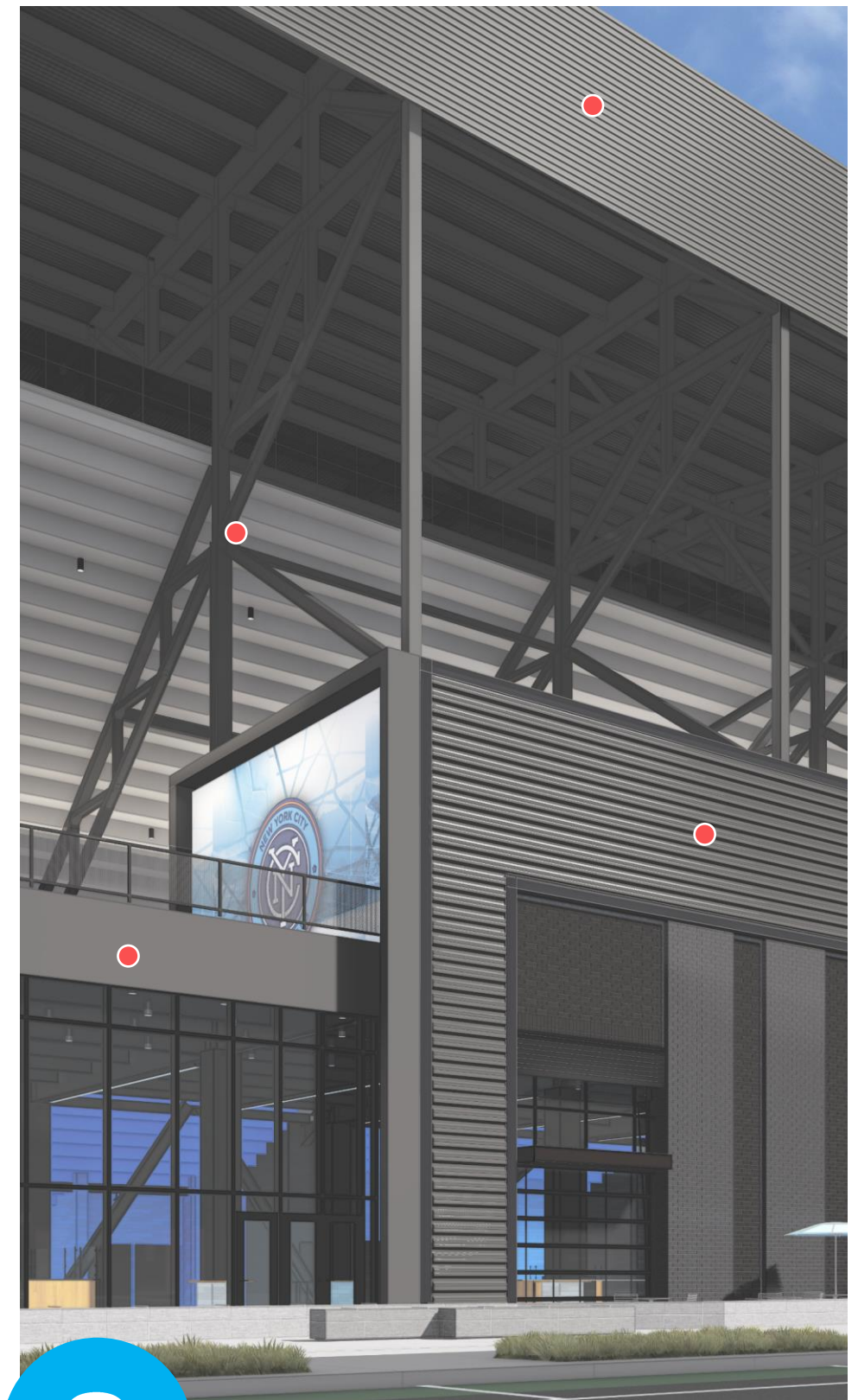
**MATERIAL SAMPLES SHOWN IN THE STUDY**



**1** Original design vision:  
Rich Black ●

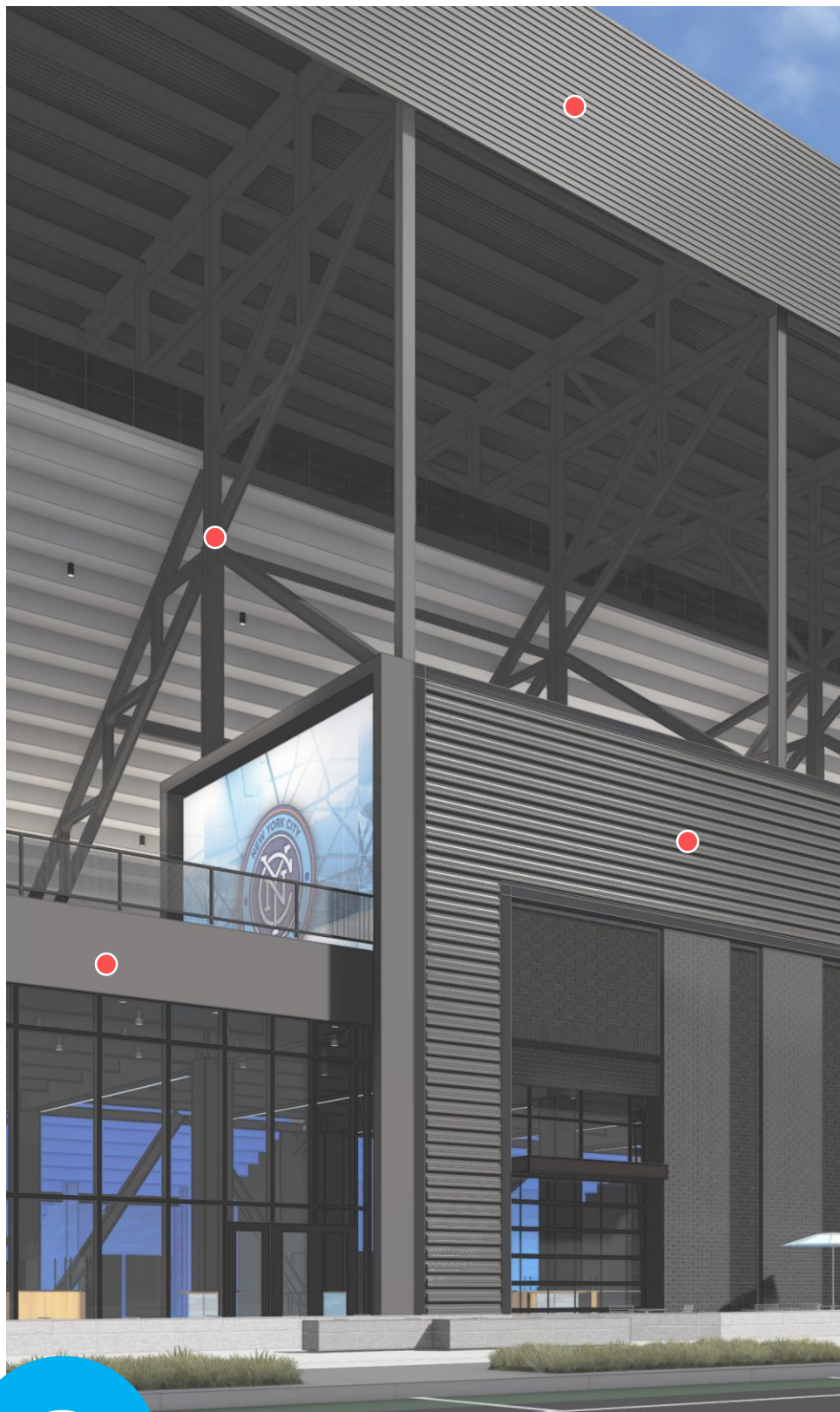


**2** Alternate colors 1 & 2:  
Tri-corn Black ● & Darkened Gray ●



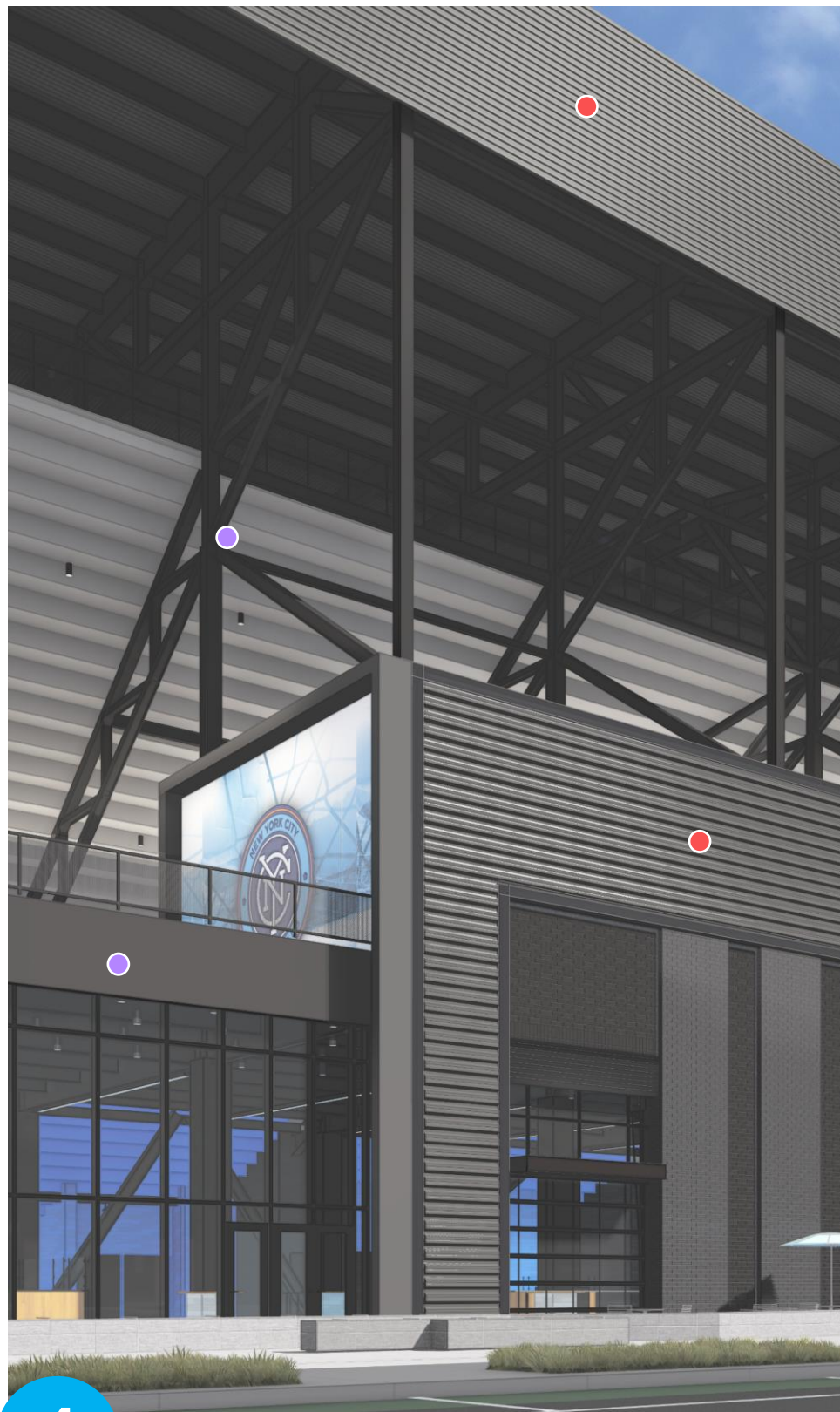
**3** Commissioner's requested color test:  
Charcoal Gray ●

METAL PANEL COLOR STUDIES - HISTORY + UPDATES



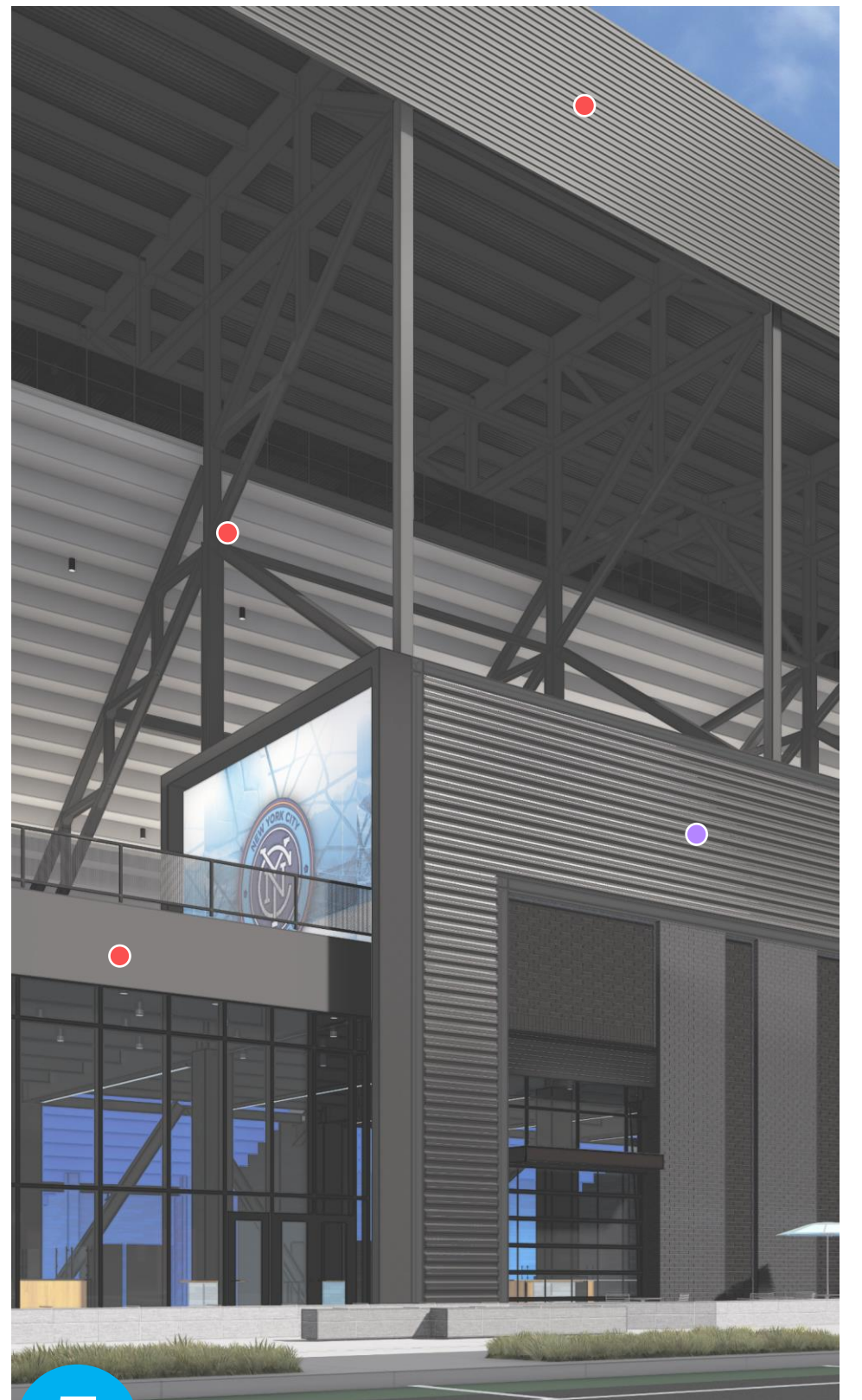
3

Commissioner's requested color test:  
Charcoal Gray ●



4

Charcoal Gray - hybrid 1:  
Charcoal Gray ● & Graphite Mica ●



5

Charcoal Gray - hybrid 2:  
Charcoal Gray ● & Graphite Mica ●

METAL PANEL COLOR STUDIES - ADDITIONAL STUDIES



1

Original design vision:

Rich Black ●



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



2

Alternate colors 1 & 2:

Tri-corn Black ● & Darkened Gray ●

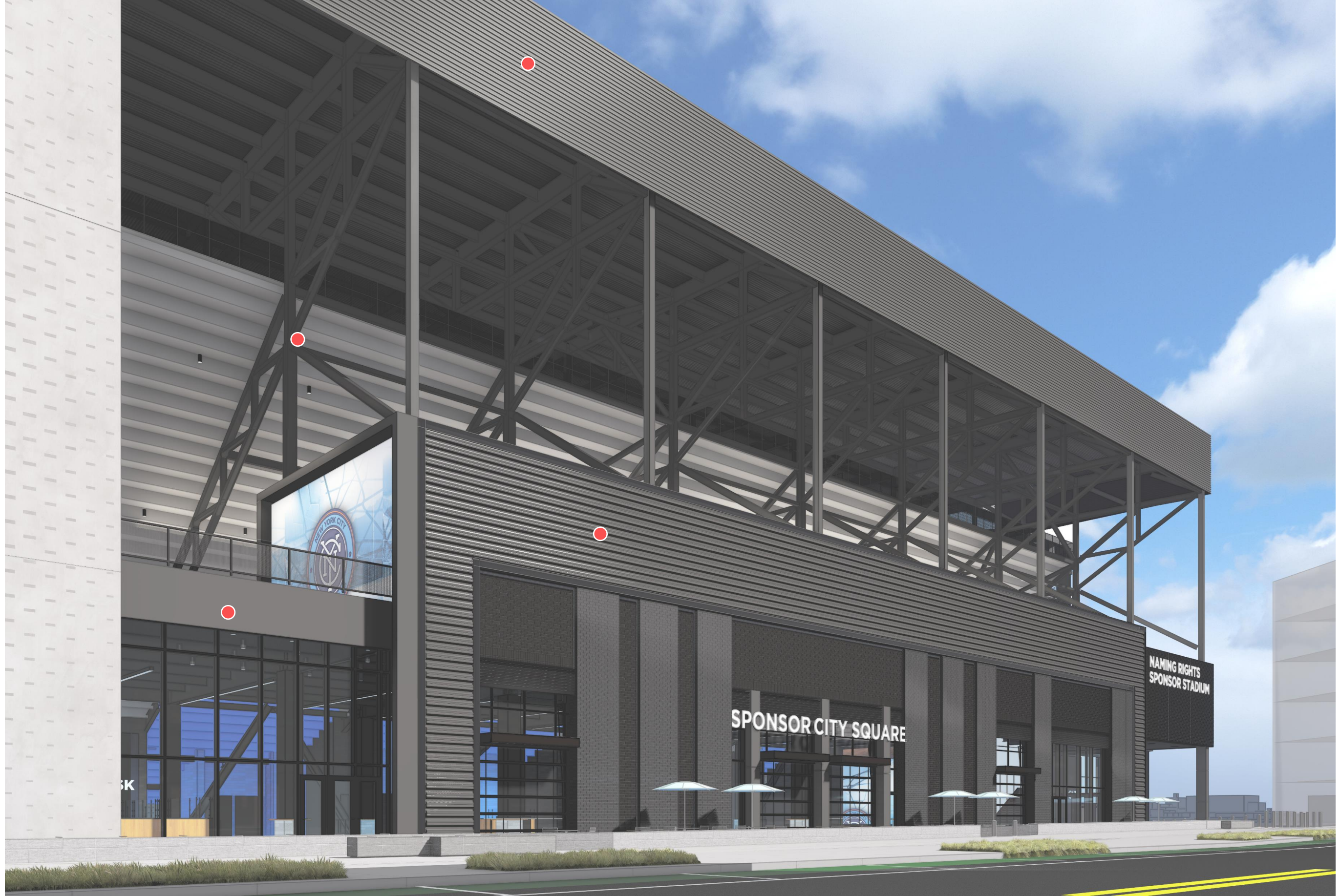
MPEP

h+k

NYC/EDC



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



3

Commissioner's requested color test:

Charcoal Gray ●



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



4

Charcoal Gray - hybrid 1:

Charcoal Gray ● + Graphite Mica ●



PHASE II - STADIUM PARCEL  
SUBMISSION FOR PRELIMINARY REVIEW - MAY 20, 2024  
PHASE 1 & 2 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



5

Charcoal Gray - hybrid 2:

Charcoal Gray ● + Graphite Mica ●

MPEP

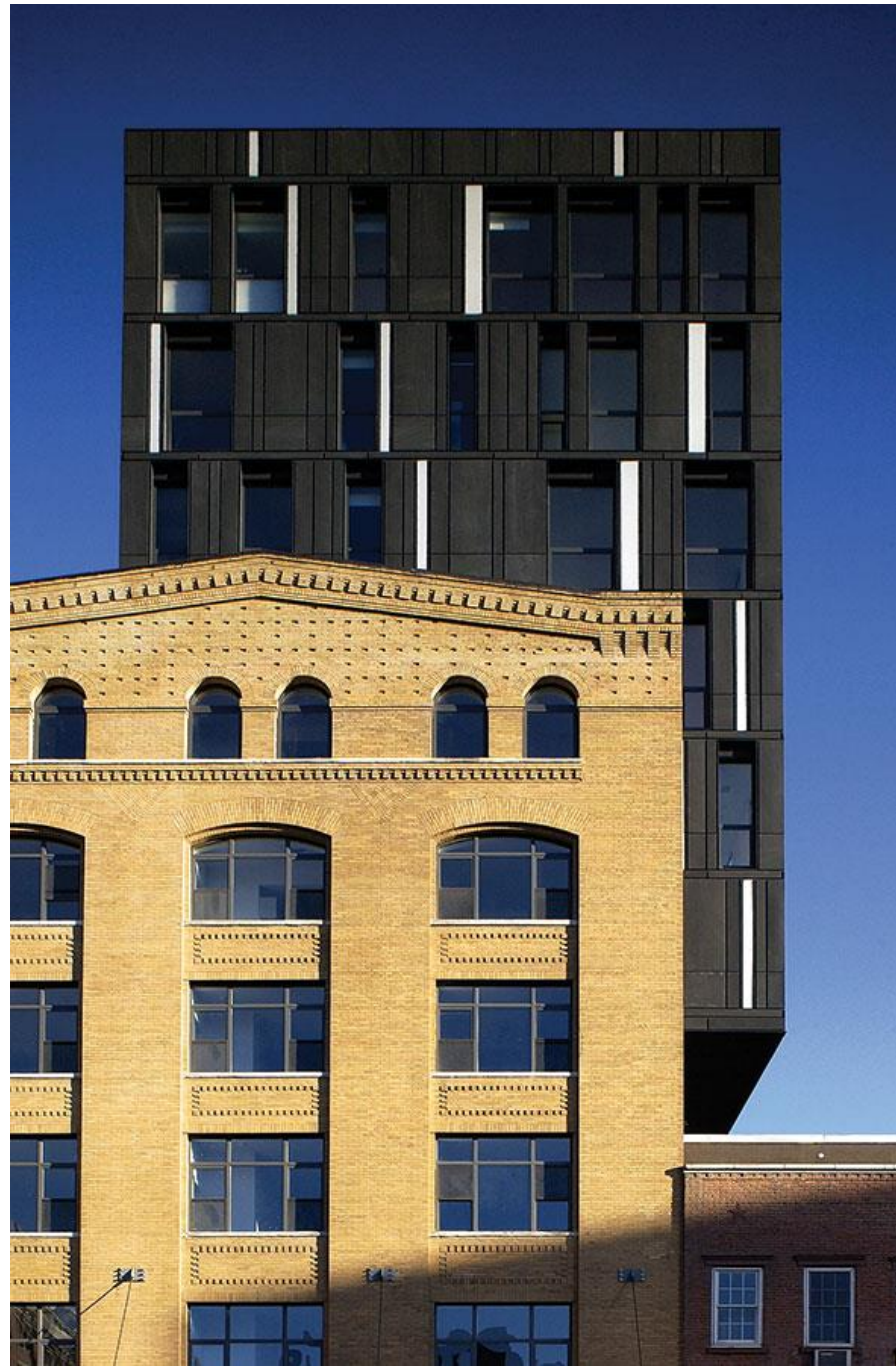


NYC/EDC

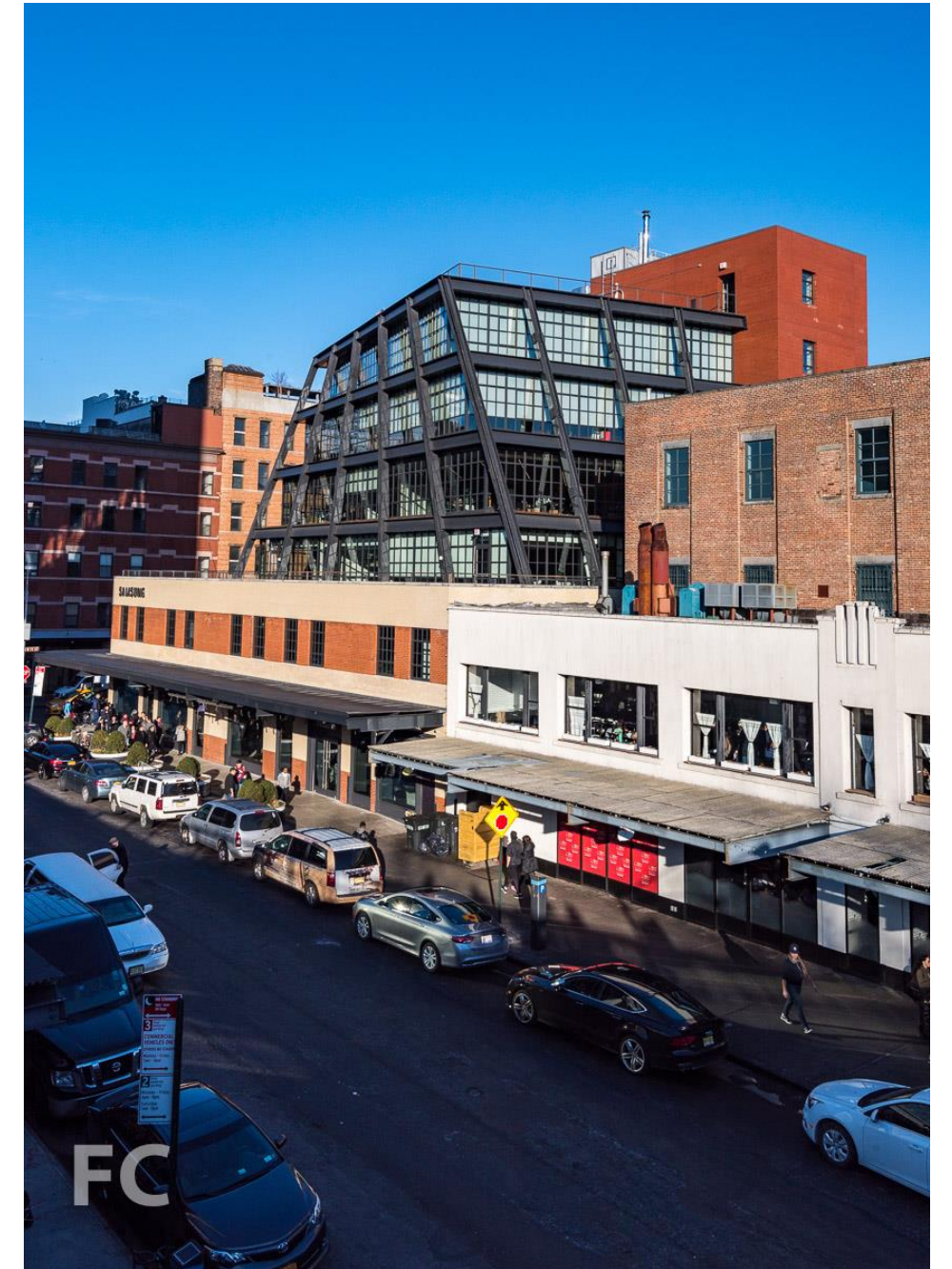


PHASE II - STADIUM PARCEL  
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METAL PANEL COLOR PRECEDENT: PORTER HOUSE, NYC, SHOP ARCHITECTS



METAL COLOR FINISH PRECEDENT: SAMSUNG 837, NYC, GENSLER AND MORRIS ADJMI ARCHITECTS