METROPOLITAN PARK

PUBLIC DESIGN COMMISSION COMMITTEE
SUBMISSION FOR PRELIMINARY REVIEW
10/21/2025

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Submission for Preliminary Approval

- ***This <u>Preliminary Submission</u> covers items related to Metropolitan Park's:***
  - *Master plan configuration: big picture framework and vision for the site*
  - *Program distribution*
  - *Building massing, character, and configuration*
  - *Circulation, access, + connections*
  - *Public realm framework*
- ***We expect that additional detailed strategies will be addressed in subsequent submissions and/or separate packages before final approval:***
  - *Signage + Wayfinding: strategy, locations, information, details*
  - *Lighting: Public Realm + Architectural lighting strategy + details*
  - *Landscape design: program, furnishing, paving, materials, planting*

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- NORTHFIELD GARAGE
- TASTE OF QUEENS
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04 LIGHTING CONCEPT

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Current Preliminary Submission includes:

- *Masterplan Elements*
- *Building Massing*
- *Open Space Design*

For Future Submissions to include:

- *Detailed Sports Programming*
- *Signage and Wayfinding Detail*
- *Lighting*

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Project Timeline

- ***Gaming funds the project to address the site's challenges and support ambitious community goals, including public spaces and job creation.***
- ***Success hinges on securing 1 of 3 highly competitive gaming licenses via a state Request for Applications ("RFA").***
- ***The gaming application was submitted on the June 27 deadline.***
- ***Applicant received unanimous approval from the Community Advisory Committee on September 30th.***
- ***Gaming Commission requires preliminary approval by November 17th.***
- ***Licenses to be awarded by December 31.***

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SITE + MASTERPLAN

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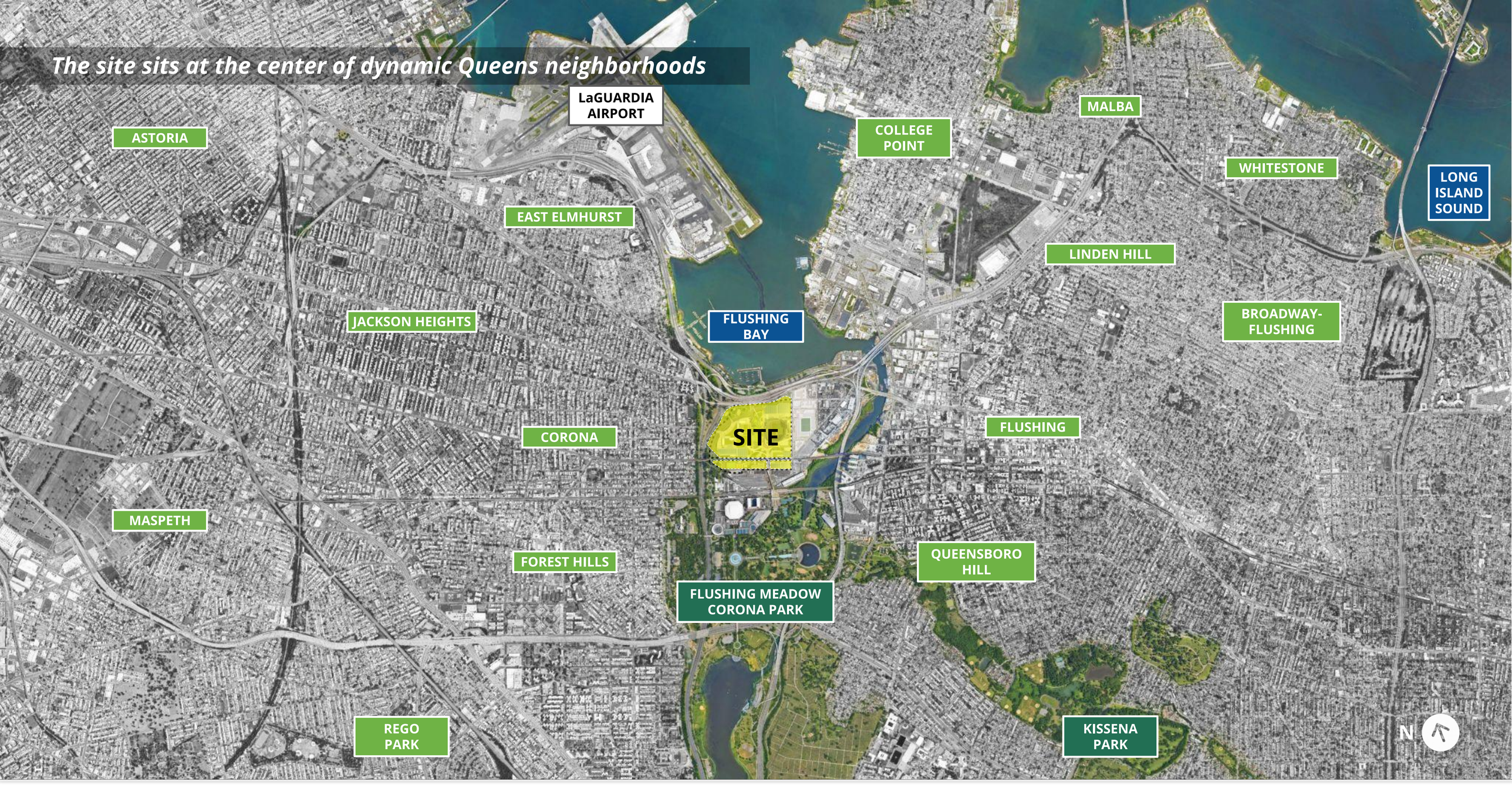

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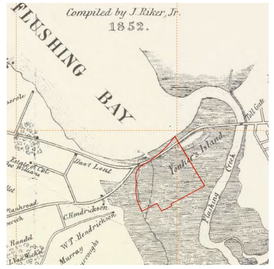
The site was always a parking lot, never a park *

1913
SWAMP



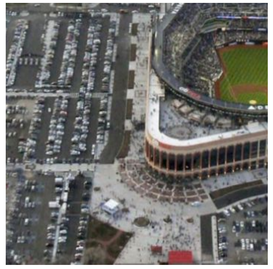
1939
GARBAGE DUMP

1942
WORLD'S FAIR PARKING LOT

1964
COMMUTER PARKING LOT

2009
PARKING LOTS FOR 1964 WORLD'S FAIR AND SHEA STADIUM

CITI FIELD PARKING LOT



*Though mapped as parkland in 1961, the site has never been improved open space

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The site has evolved in a series of plans and has ended up as a parking lot - never a park

Original plan - 1939 World's Fair Plan (Unbuilt)

Revised Plan - 1939 World's Fair Plan

1964 World's Fair Plan + Shea Stadium

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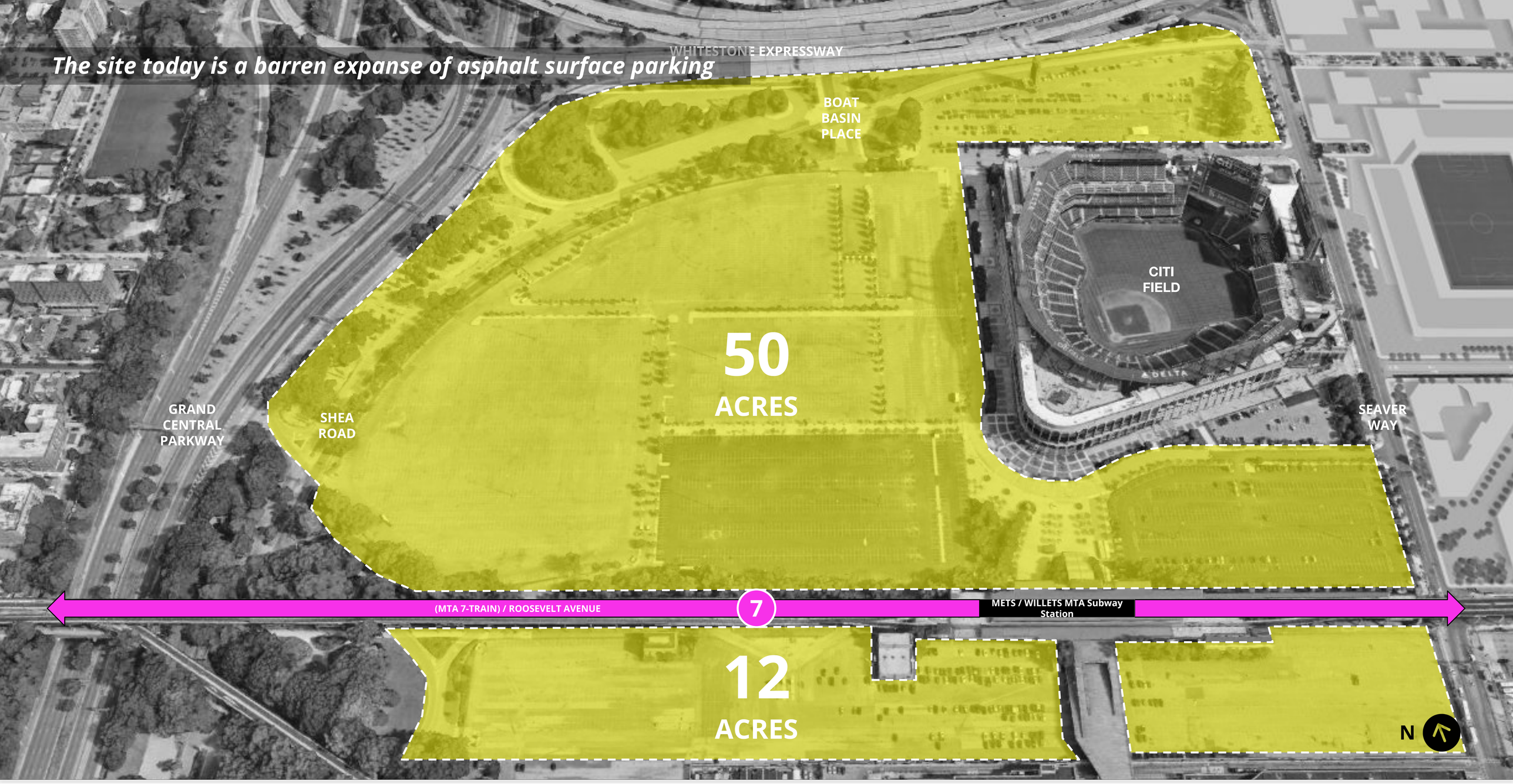

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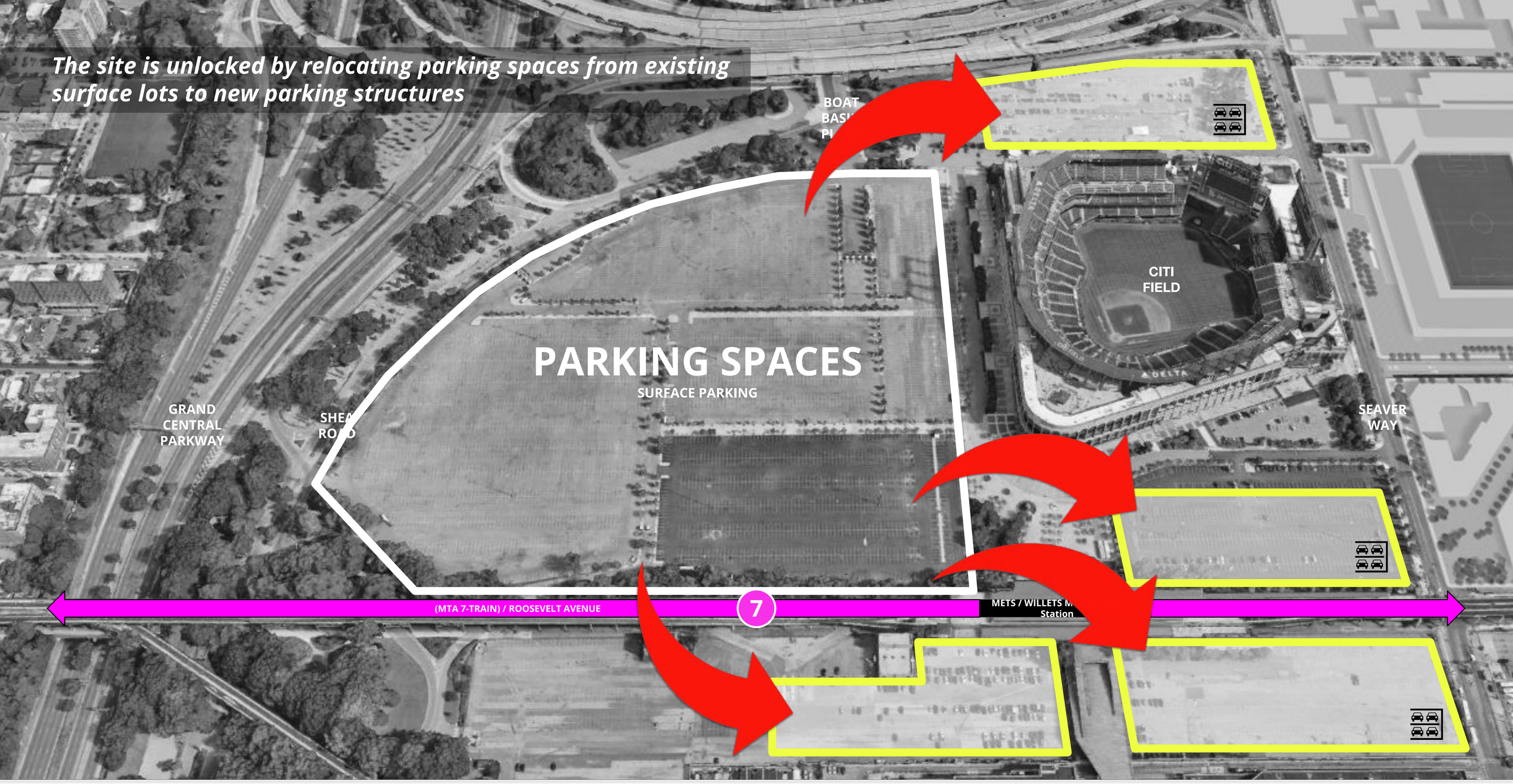

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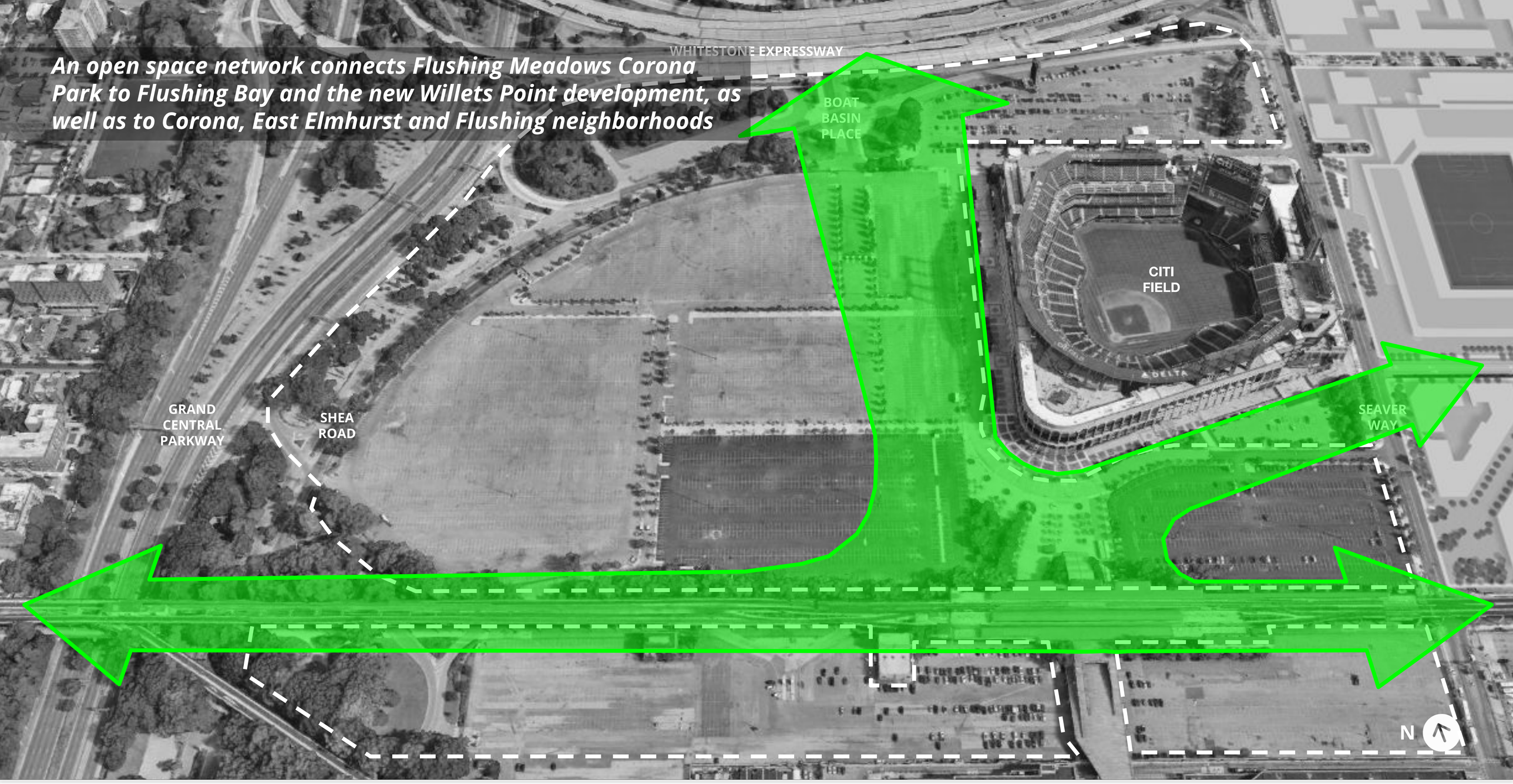

An open space network connects Flushing Meadows Corona Park to Flushing Bay and the new Willets Point development, as well as to Corona, East Elmhurst and Flushing neighborhoods

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How we gathered public and community input:

+ ***4 Years***
  Community Input

+ ***1,000+***
  Meetings with Community Leaders

+ ***16***
  Community Workshops

+ ***1,800***
  Residents Attended

+ ***20,000+***
  Petitions Signed

+ ***Borough President Approval***

+ ***ULURP Approval***

6 Community Board Approvals, 83% Support

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Metropolitan Park is...

- 365-day sports and entertainment district
- $8 Billion private investment
- 23,000+ good-paying union jobs
- 25 acres of public park space with community athletic fields
- Renovated & accessible train station
- Hard Rock Hotel and casino gaming and conference space
- Live Music Venue
- Bars & Restaurants
- Taste of Queens food hall
- Local hiring and MWBE goals
- Improved road network, new bike paths and pedestrian walkways

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What we heard:

Over the past four years, in the thousands of meetings and dozens of workshops, the engagement process revealed clear and specific needs from stakeholders, highlighting key priorities and actionable requests for future planning and development:

- ***EXPAND OPEN SPACE***
- ***CLIMATE READY***
- ***365 DAY USE***
- ***ATHLETIC FIELDS***
  BIKE PATHS
- ***HOTEL WITH CASINO***
  AND LIVE MUSIC VENUE
- ***CREATE JOBS***
- ***SUPPORT LOCAL AND MWBE BUSINESSES***
- ***COMMUNITY INPUT***
- ***ACCESS TO WATERFRONT***
- ***BARS AND RESTAURANTS***

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The existing conditions

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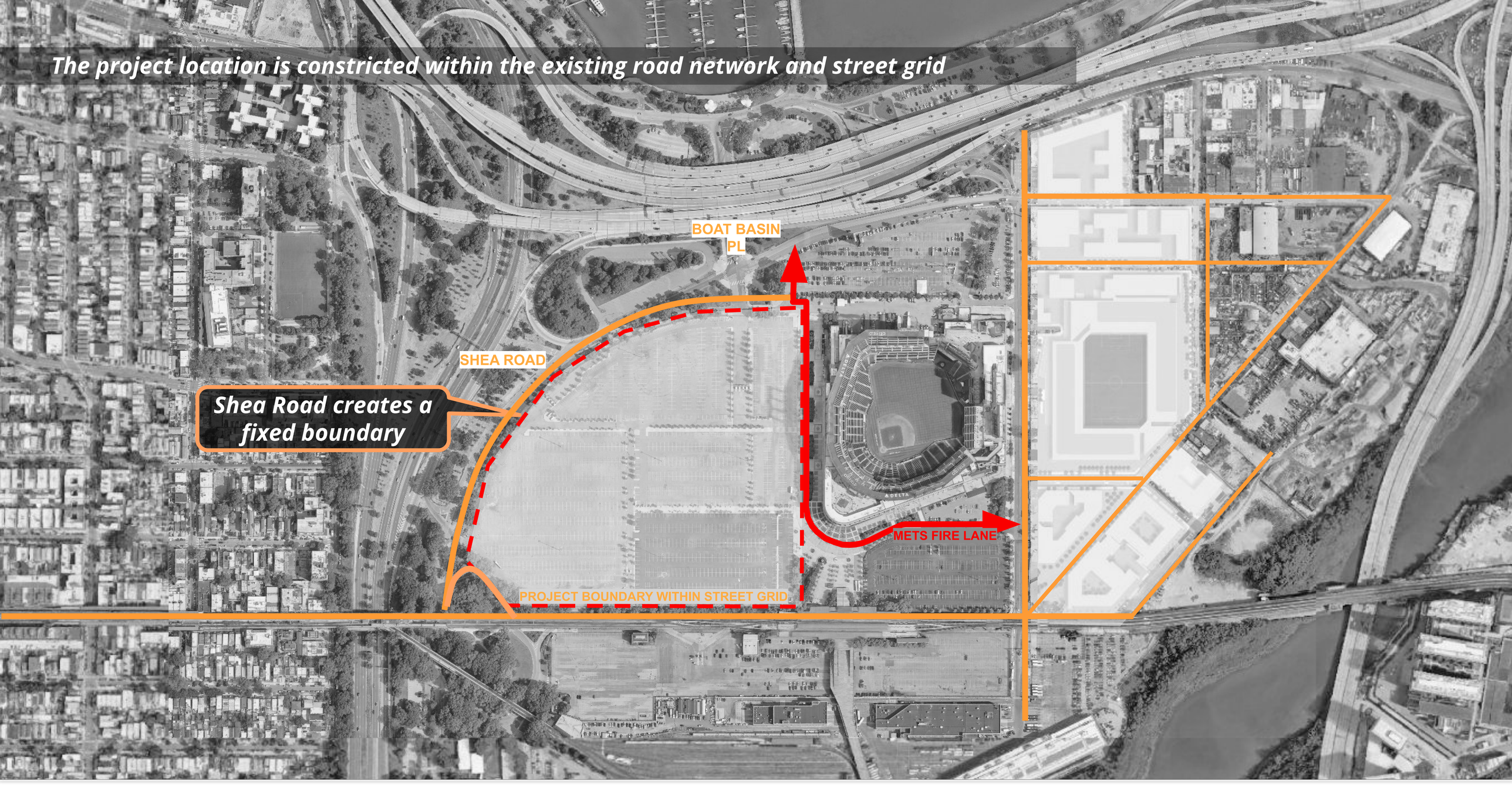
The project location is constricted within the existing road network and street grid



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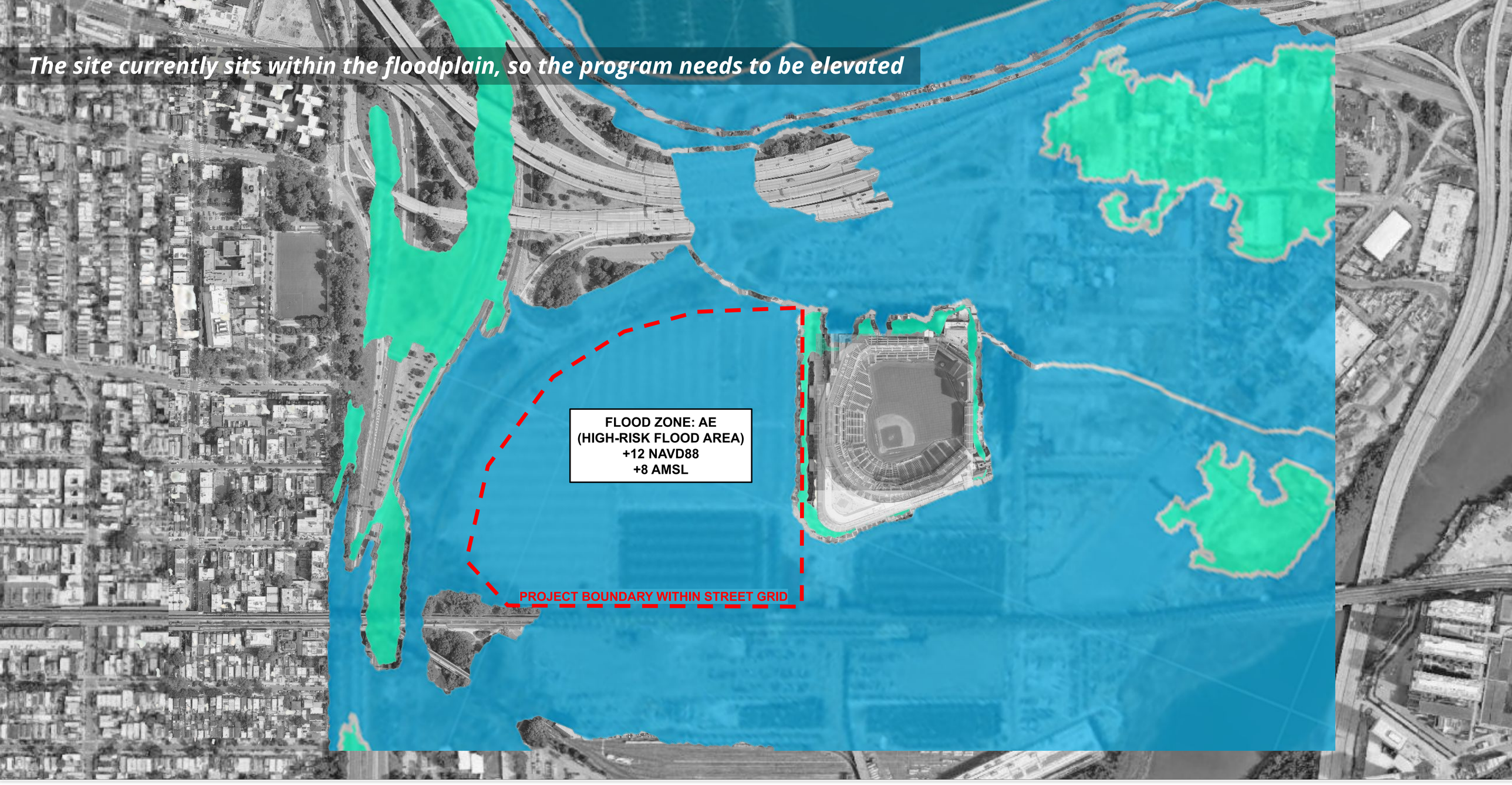
The site currently sits within the floodplain, so the program needs to be elevated



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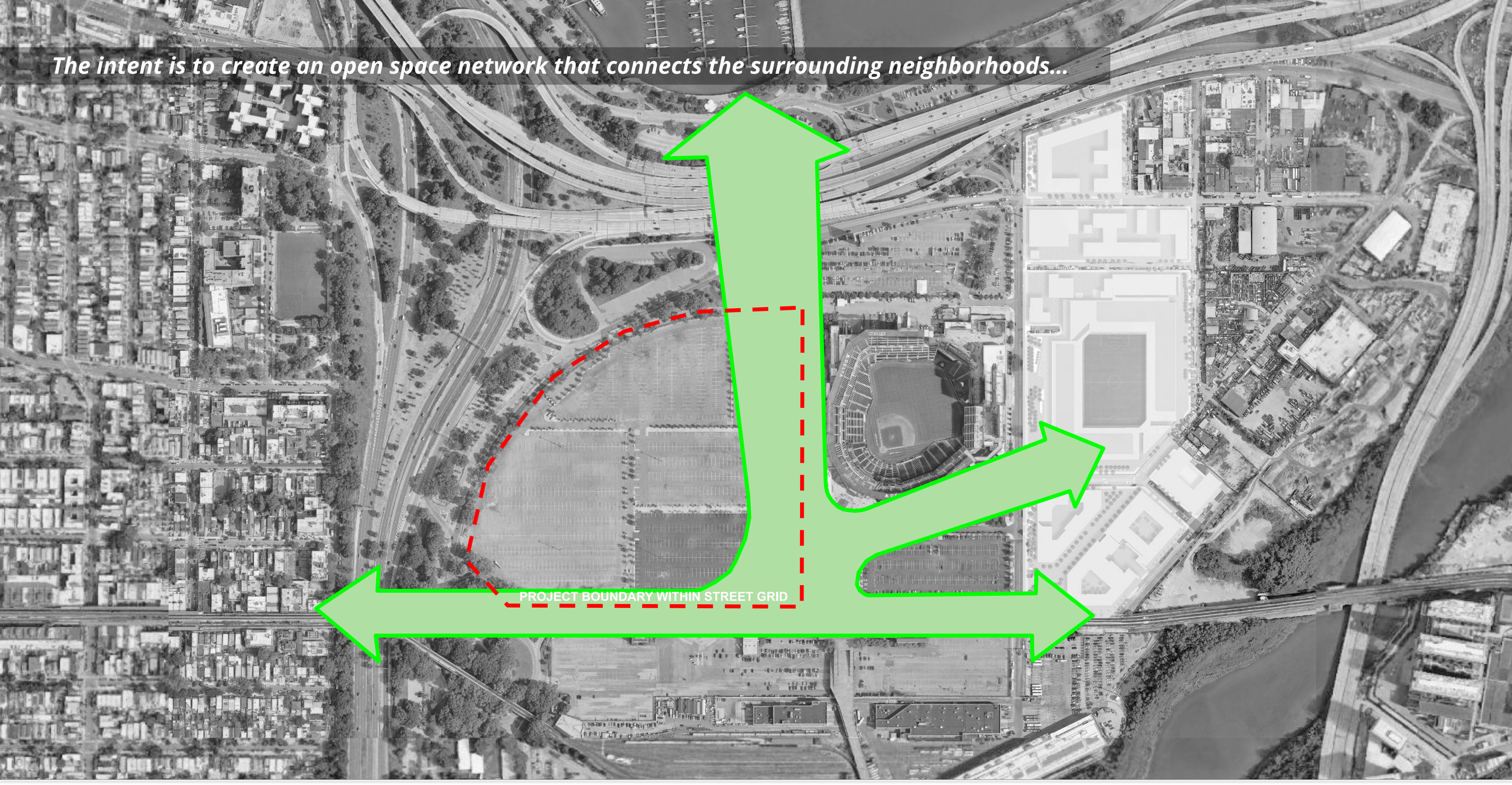
The intent is to create an open space network that connects the surrounding neighborhoods...



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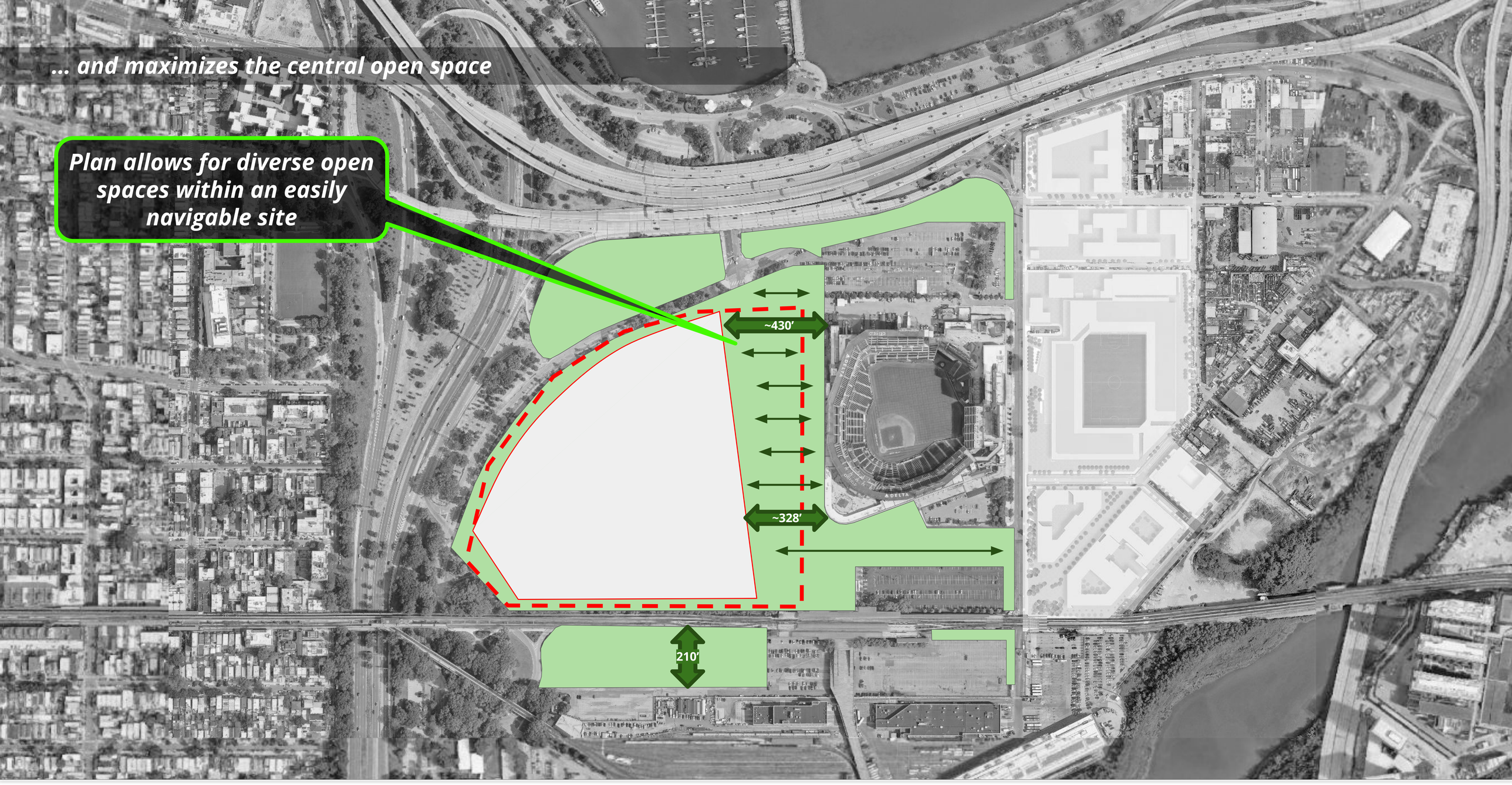
... and maximizes the central open space

Plan allows for diverse open spaces within an easily navigable site



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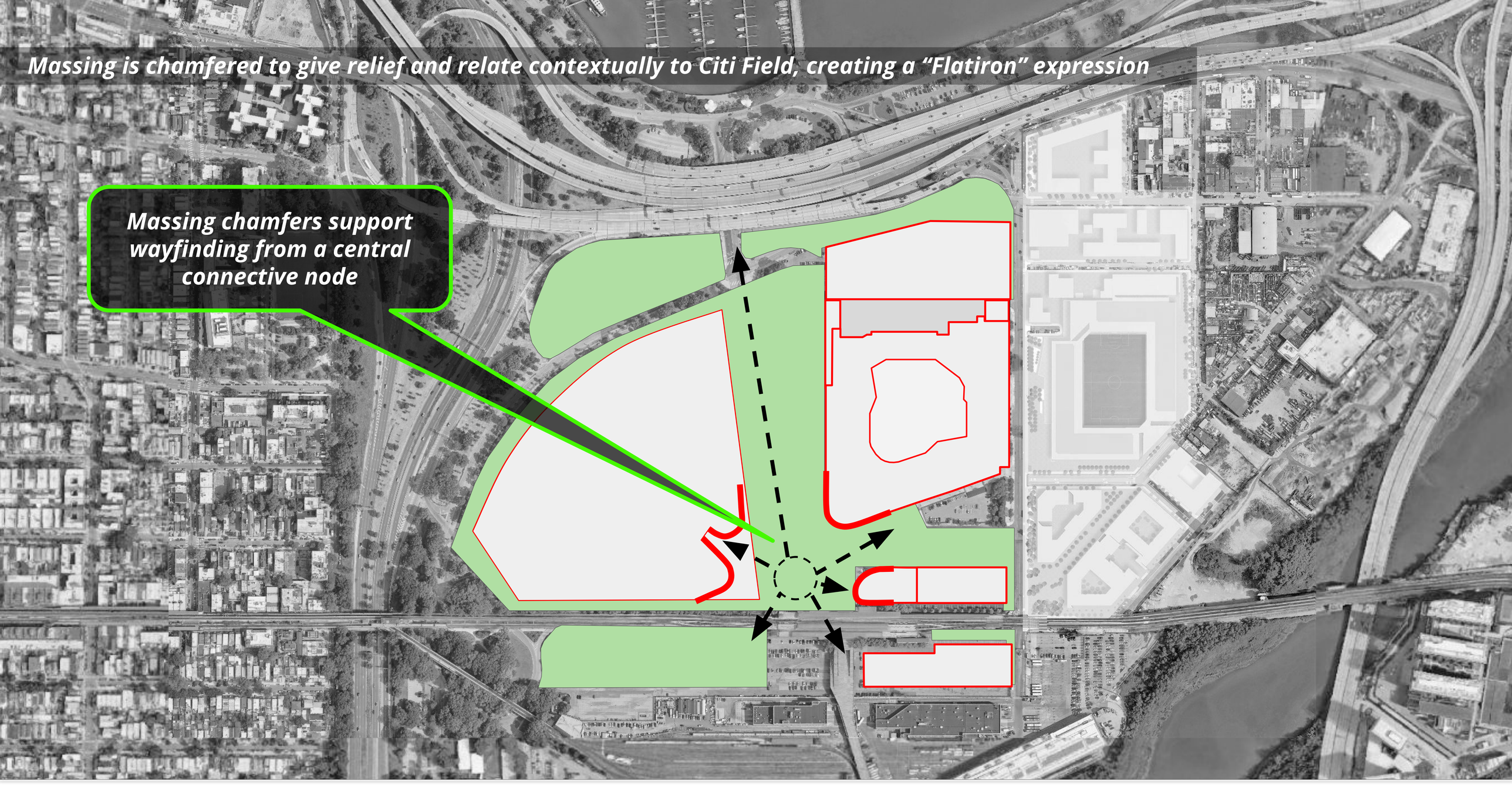
Massing is chamfered to give relief and relate contextually to Citi Field, creating a “Flatiron” expression



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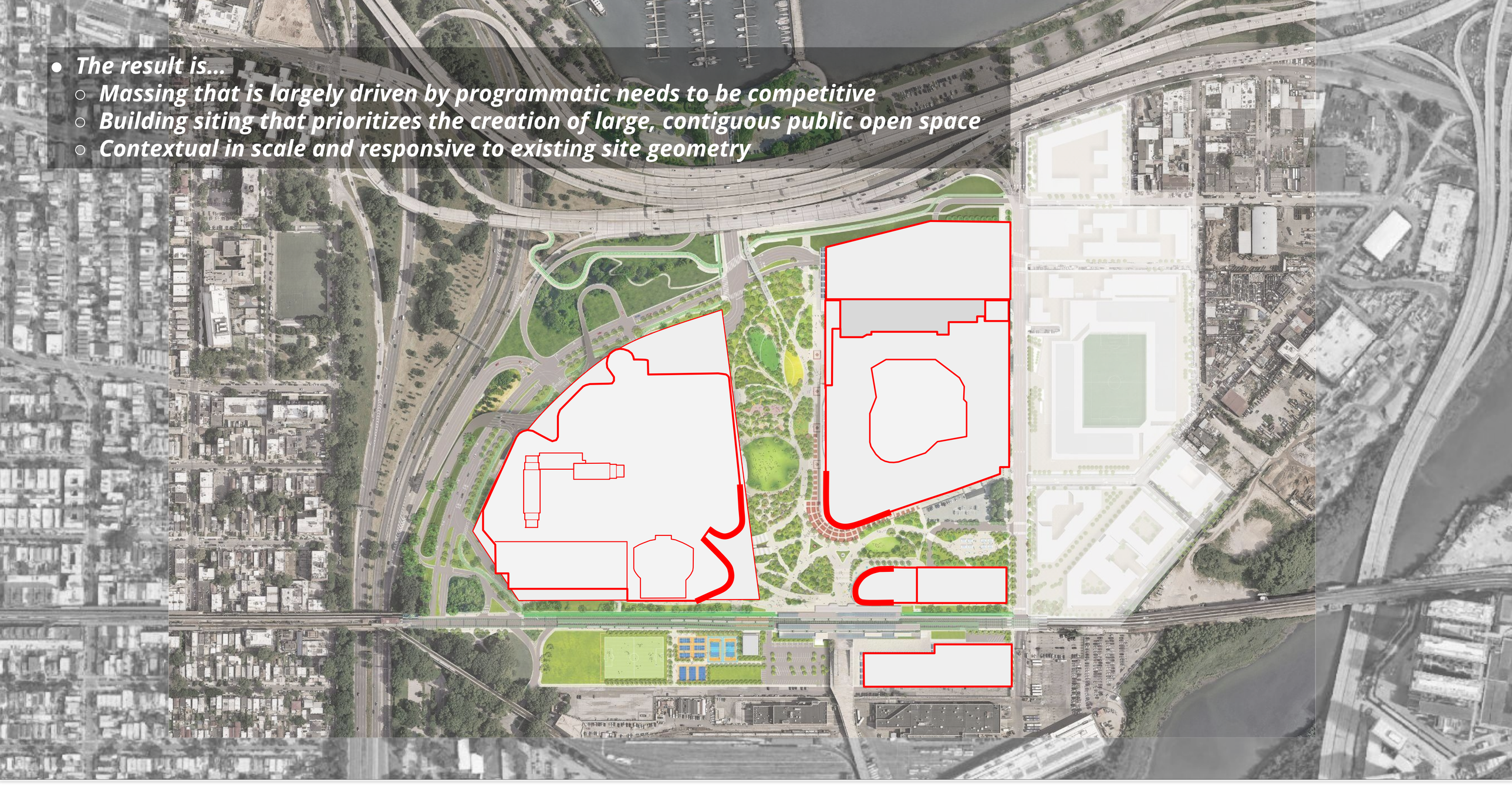

- *The result is…*
  - *Massing that is largely driven by programmatic needs to be competitive*
  - *Building siting that prioritizes the creation of large, contiguous public open space*
  - *Contextual in scale and responsive to existing site geometry*

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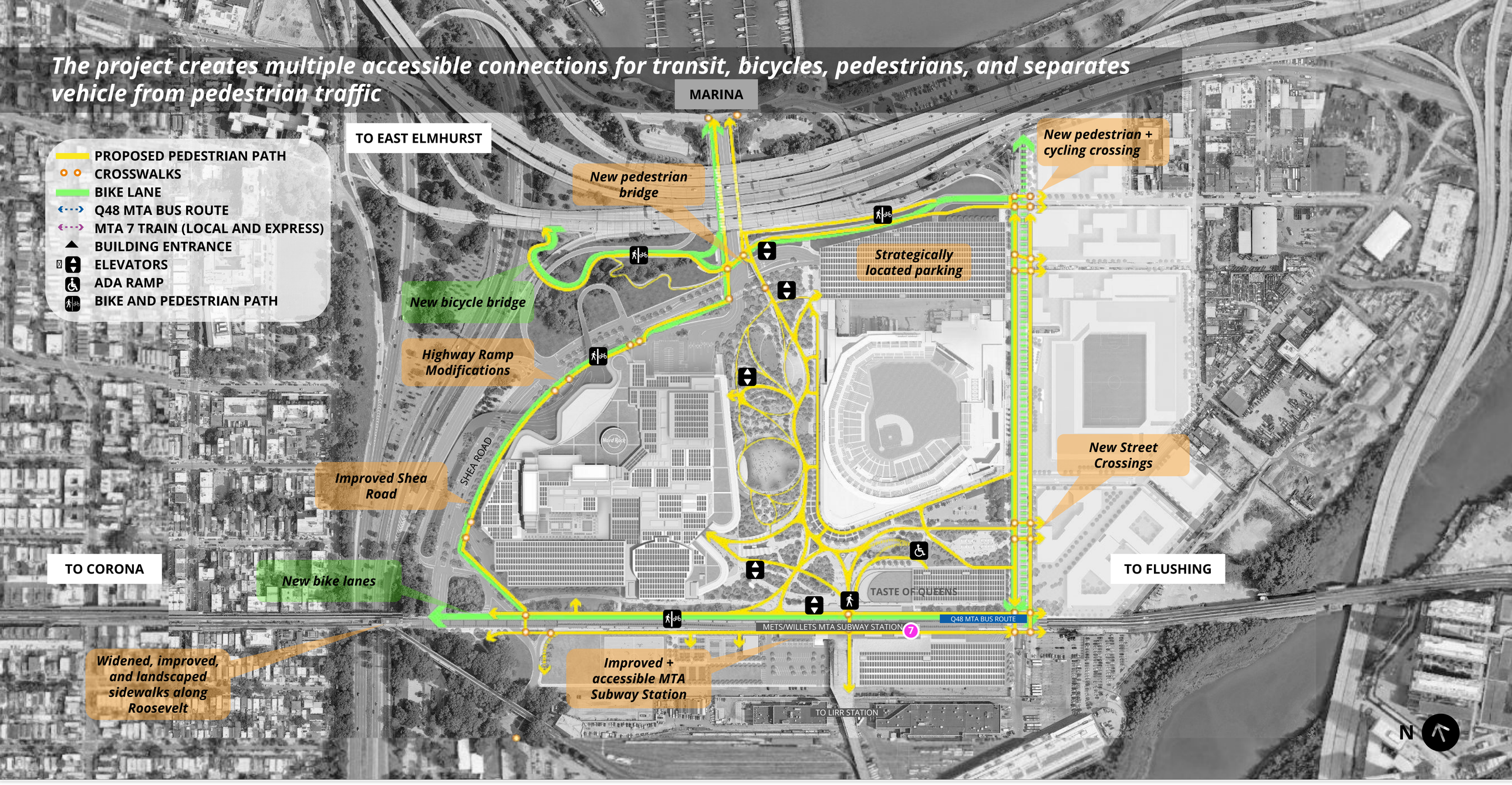
The project creates multiple accessible connections for transit, bicycles, pedestrians, and separates vehicle from pedestrian traffic



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Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
- CROSSWALKS
- SIGNALIZED CROSSWALKS

New bike lanes

New landscaped sidewalks along Roosevelt

New crossings

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Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
- CROSSWALKS
- SIGNALIZED CROSSWALKS

Improved Shea Road: new sidewalks and bike lanes

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Close-Up of Pedestrian and Vehicle Crossing

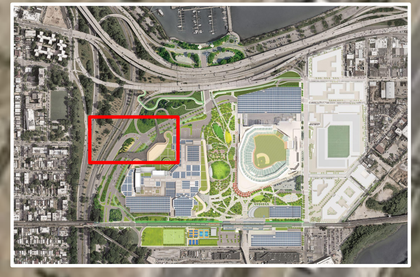
PROPOSED PEDESTRIAN PATH
BIKE LANE
CROSSWALKS
SIGNALIZED CROSSWALKS

Highway Ramp Modifications

Path underneath

Highway Ramp Modifications

Path underneath



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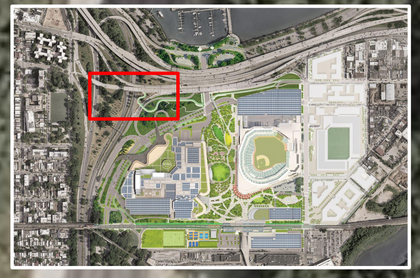
Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
- CROSSWALKS
- SIGNALIZED CROSSWALKS

New SEPARATED bicycle / pedestrian bridge



NYC / EDC

Hard Rock AT METROPOLITAN PARK

SHoP fieldoperations stv SLCE Pentagram WATG

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Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
- CROSSWALKS
- SIGNALIZED CROSSWALKS

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Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
- CROSSWALKS
- SIGNALIZED CROSSWALKS

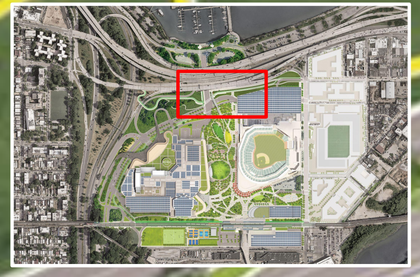
Paths underneath

Required FDNY and Emergency vehicle access

New pedestrian bridge

Strategically located parking

Required FDNY and Emergency vehicle access



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Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
- CROSSWALKS
- SIGNALIZED CROSSWALKS

Required FDNY and Emergency vehicle access

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Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
- CROSSWALKS
- SIGNALIZED CROSSWALKS

Required FDNY and Emergency vehicle access

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Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
- CROSSWALKS
- S SIGNALIZED CROSSWALKS

Improved + accessible MTA Subway Station

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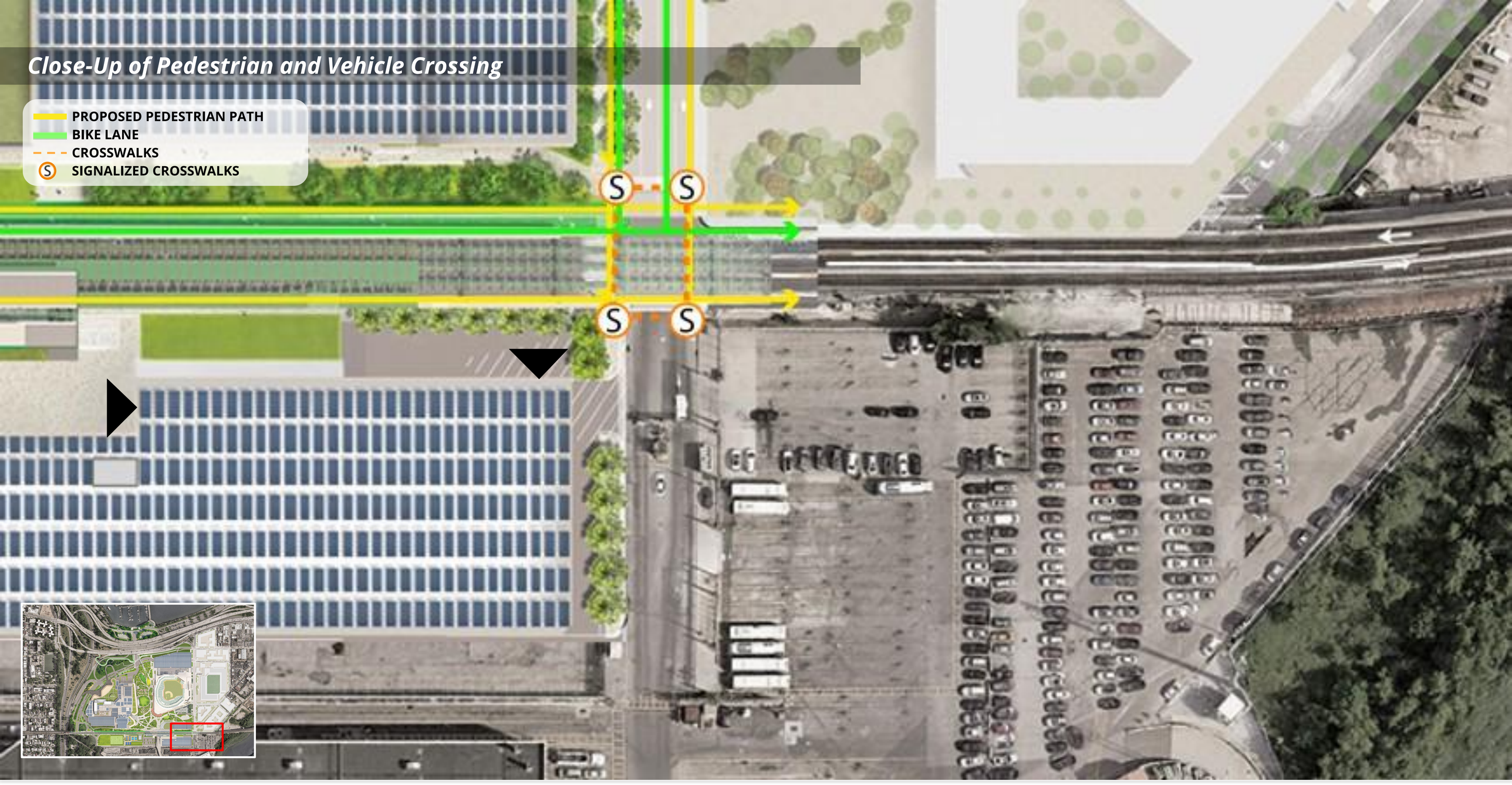
Close-Up of Pedestrian and Vehicle Crossing



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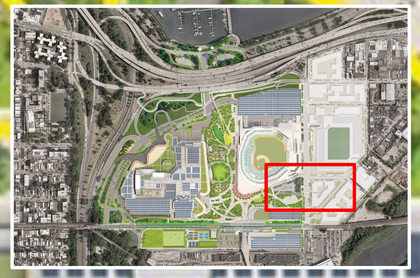
Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
- CROSSWALKS
- SIGNALIZED CROSSWALKS

Required FDNY and Emergency vehicle access

New Street Crossings; existing curb cut. No new curb cuts permitted.



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Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
- BIKE LANE
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NYC/EDC

Hard Rock AT METROPOLITAN PARK

shop fieldoperations stv SLCE Pentagram WATG

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Close-Up of Pedestrian and Vehicle Crossing

- PROPOSED PEDESTRIAN PATH
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- CROSSWALKS
- SIGNALIZED CROSSWALKS

New pedestrian + cycling crossing

Required FDNY and Emergency vehicle access

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OPEN SPACE

Please refer to the ARCHITECTURE section of this document for most up-to-date plans and depictions of architectural elements.

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SITEWIDE STRATEGIES

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The design of park elements is inspired by both the 1939 and 1964 NYC World's Fairs It also reflects the style and language of contemporary NYC public parks to create a space that feels public, grounded, and familiar, yet refreshingly new

1939 + 1964 WORLD'S FAIR

+

NYC PARKS

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By incorporating familiar materials, plantings, and furnishings commonly found in NYC parks, the design can subtly communicate the park's public nature

Hardscape inspired by many NYC public spaces.

+

Planting is native + adaptive, chosen for year-round seasonal interest.

+

Furnishings echo the World's Fair and classic NYC parks.

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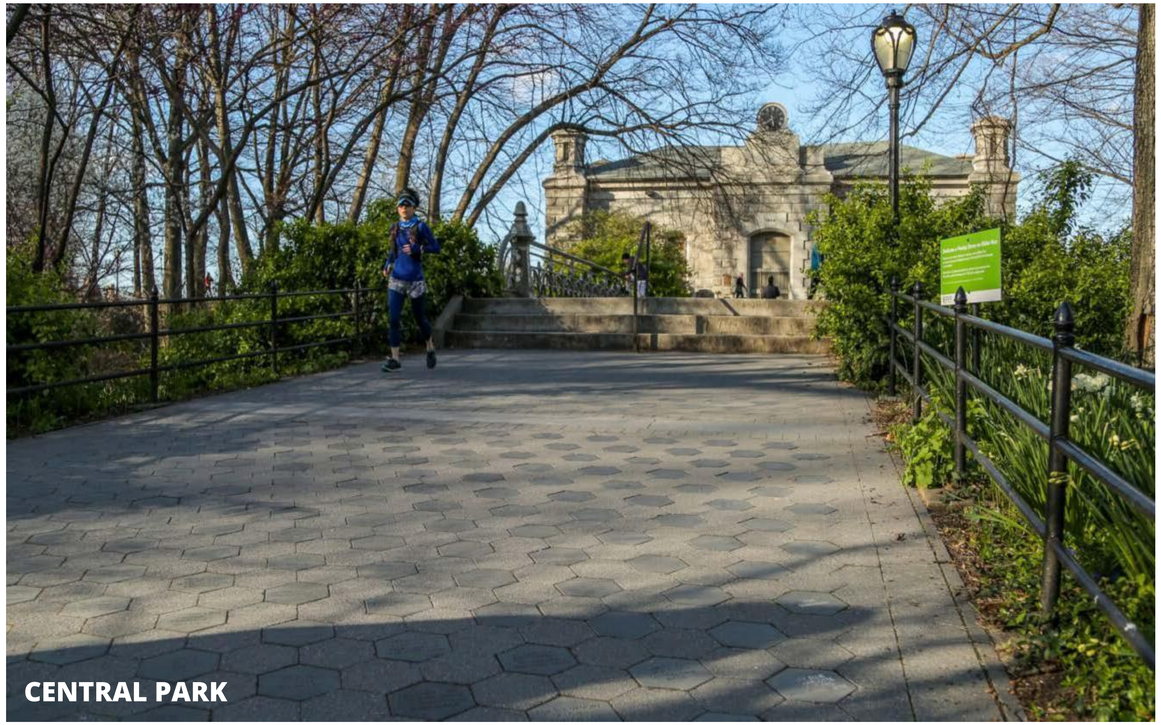
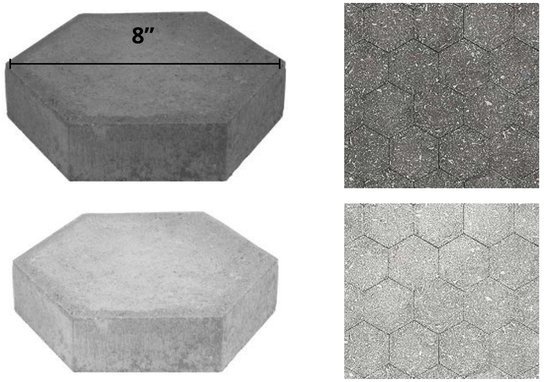
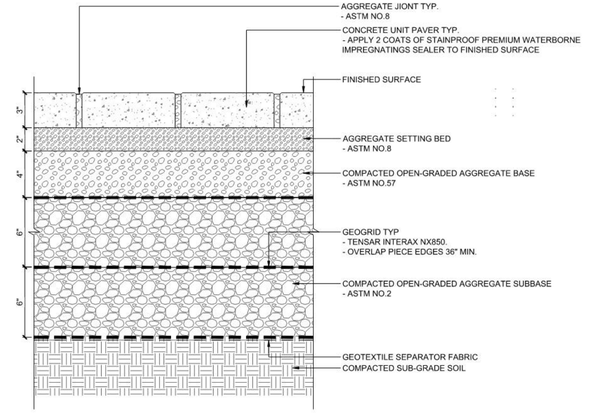
Hardscape: Park material selection is inspired by NYC DPR hex paving shaping, but using precast concrete permeable paving

NYC PARKS - ASPHALT HEX PAVING



PROPOSED - PRECAST CONCRETE PERMEABLE PAVING





1 PERMEABLE CONCRETE UNIT PAVING - ON GRADE - VEHICULAR
TYPICAL SECTION 3" = 1'-0"_1

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Proposed park view with precast concrete permeable paving + furnishing

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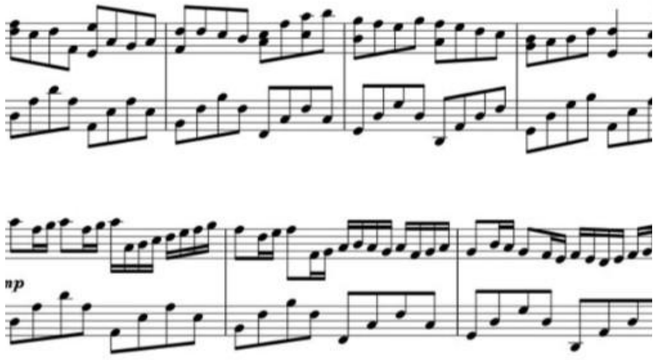
The paving design has the potential to incorporate elements inspired by Mets heritage, baseball uniform pinstripes, and sheet music

CELEBRATING METS HERITAGE AND SPORT



CELEBRATING LIVE MUSIC: a key program of the Integrated Resort and Hard Rock

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The pinstripe paving welcomes and guides visitors into the park

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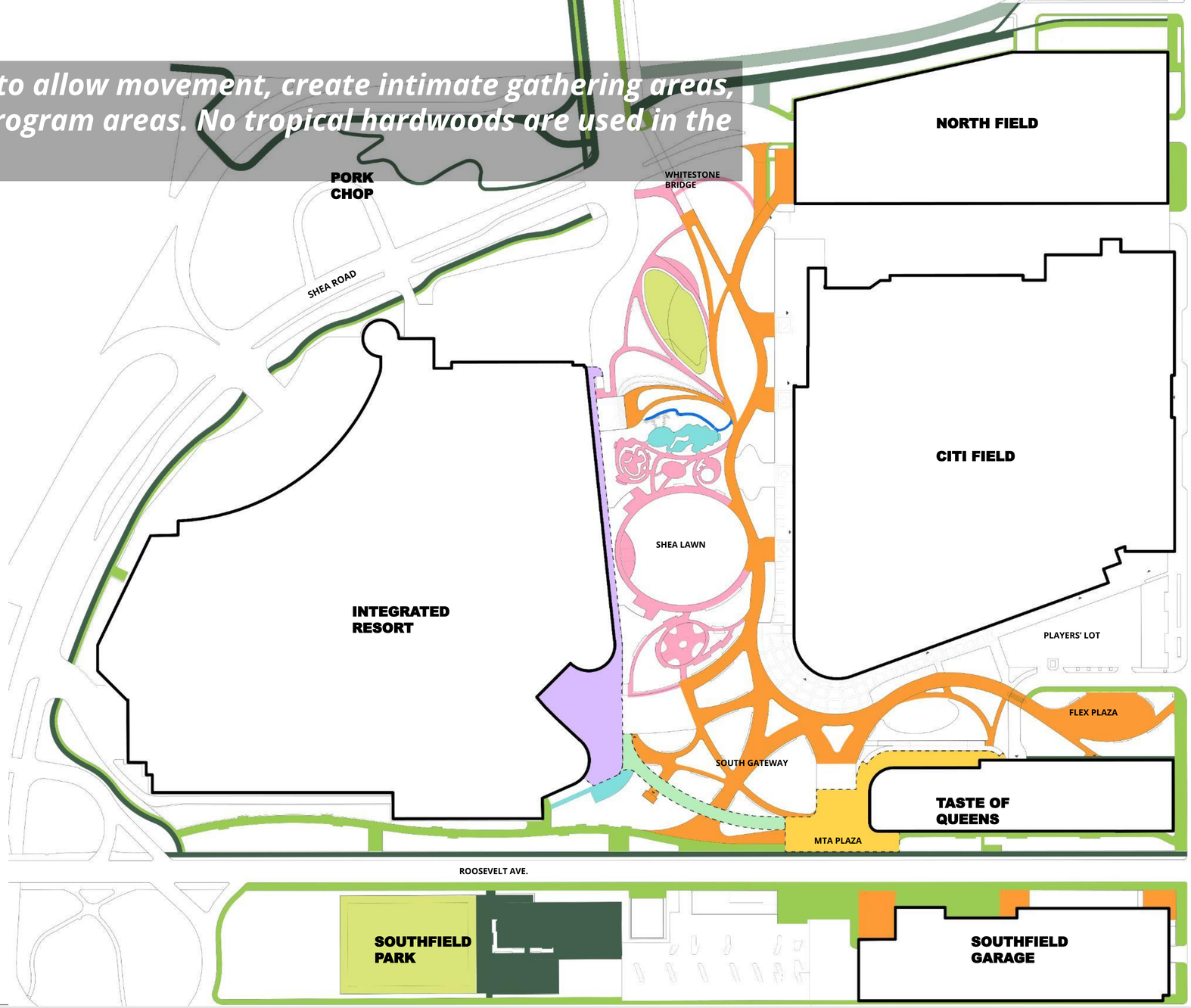
Hardscape is chosen to allow movement, create intimate gathering areas, and create distinct program areas. No tropical hardwoods are used in the public realm



AT GRADE

- PERMEABLE CONCRETE UNIT PAVING
- STABILIZED DECOMPOSED GRANITE
- SAFETY SURFACE
- SYNTHETIC TURF
- CIP CONCRETE
- ASPHALT PAVING - PEDESTRIAN
- ASPHALT PAVING - VEHICULAR
- CIP CONCRETE - DOT

ON STRUCTURE

- PERMEABLE CONCRETE UNIT PAVING
- CIP CONCRETE

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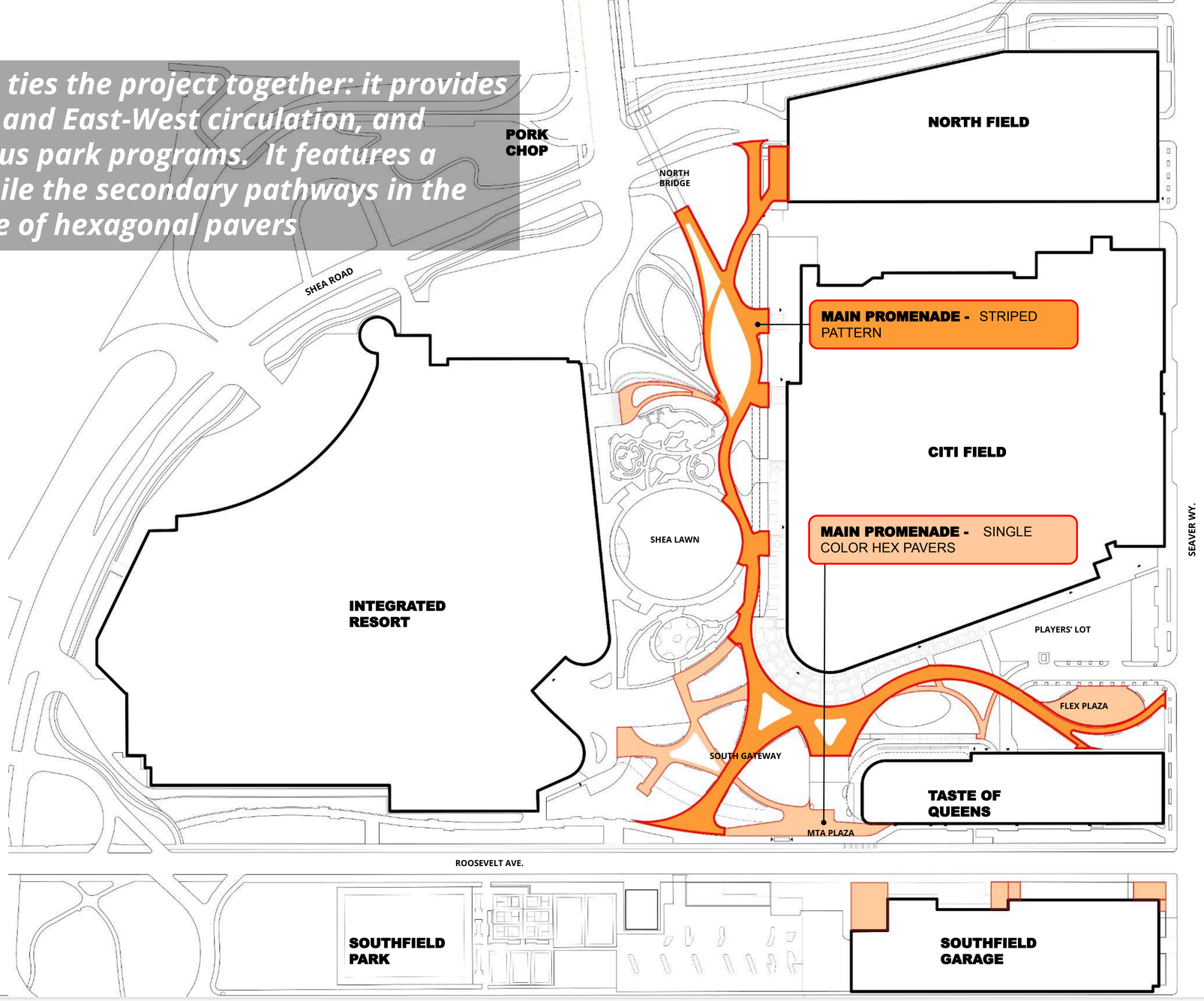
The Main Promenade ties the project together: it provides primary North-South and East-West circulation, and connects to the various park programs. It features a pinstripe pattern, while the secondary pathways in the park use a single tone of hexagonal pavers



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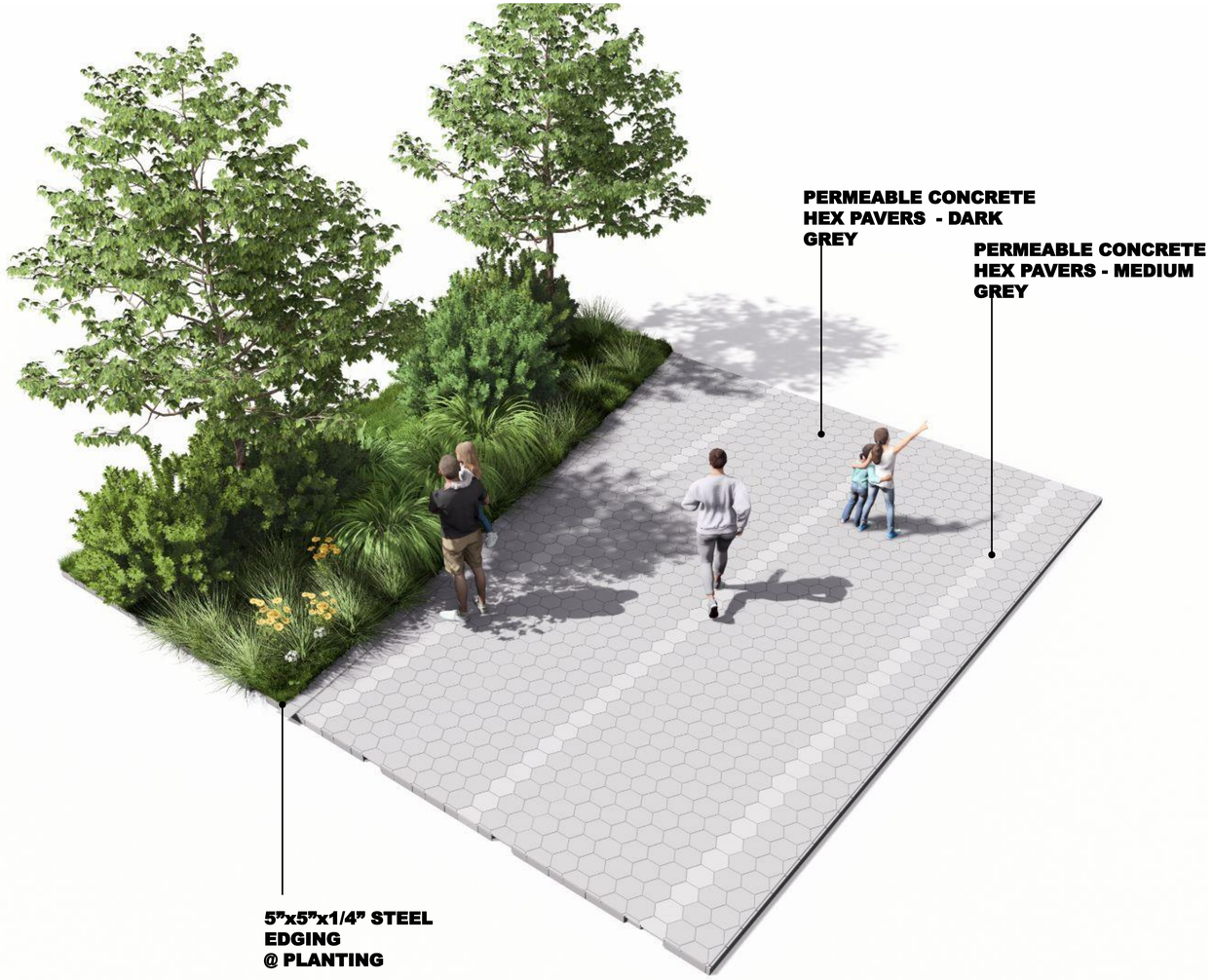
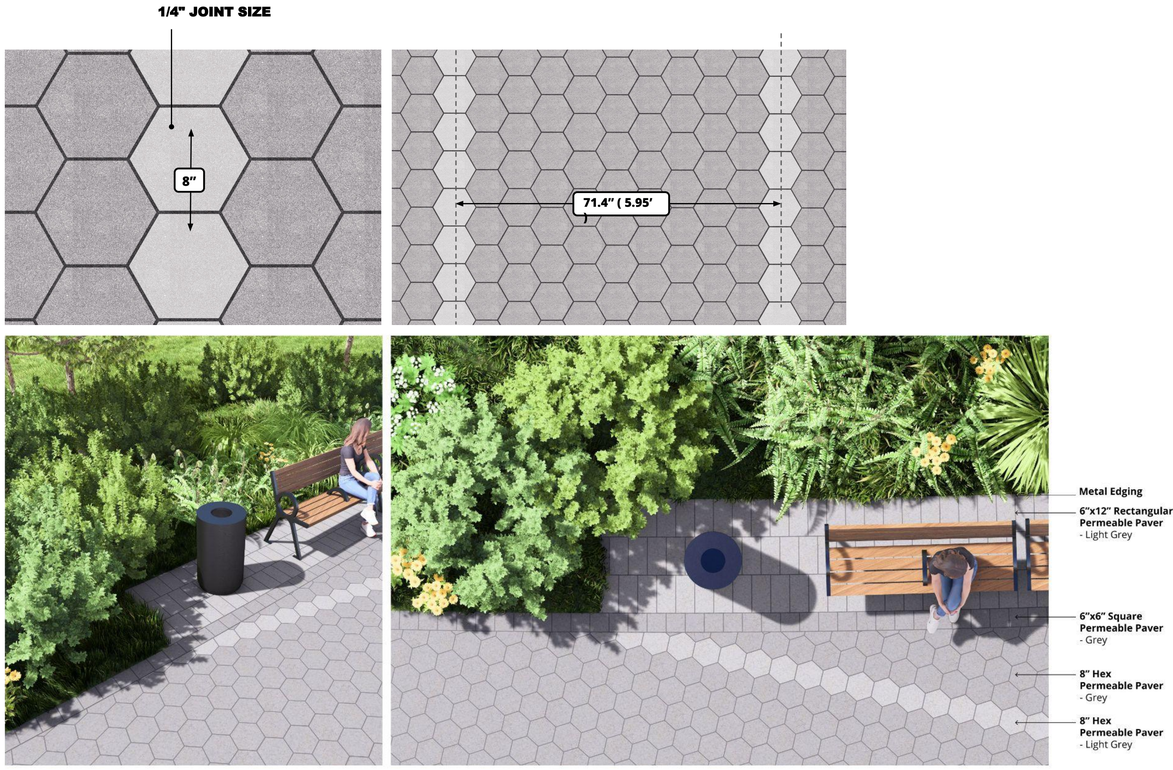
Pinstriped-themed paving pattern with two tones of hexagonal pavers





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- ***Project is designed to meet or exceed NYC DPR standards.***
- ***This includes meeting NYC DPR standards for various programs: Playgrounds, sport facilities, dog runs.***
- ***This also includes tree canopy design, planting design + specifications, and material choices.***
- ***The project will be maintained and secured by the applicant.***

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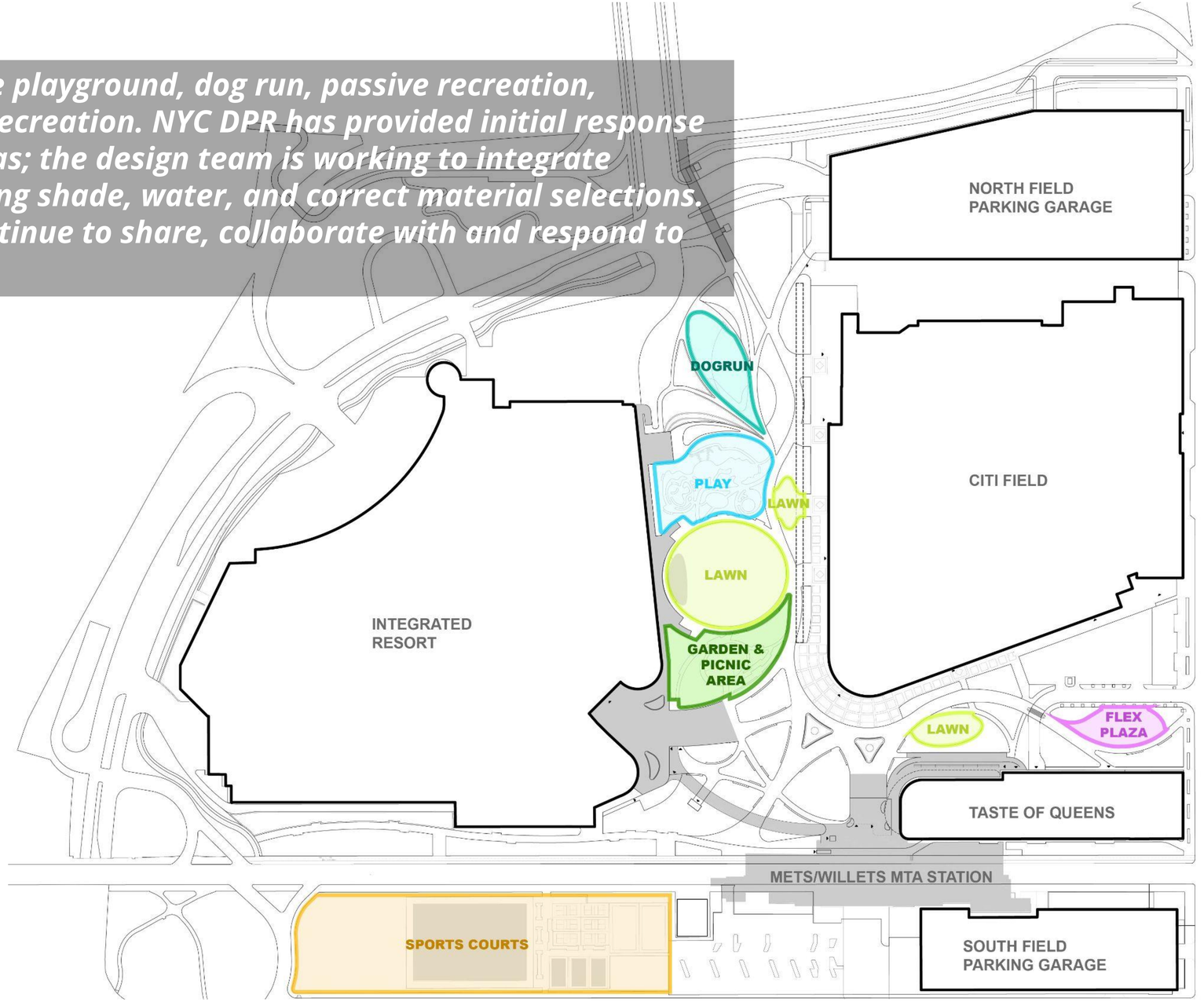
Key programs include playground, dog run, passive recreation, gardens, and active recreation. NYC DPR has provided initial response to some of these areas; the design team is working to integrate requirements including shade, water, and correct material selections. Project team will continue to share, collaborate with and respond to DPR direction

Natural Lawn

Sport Courts



Playground

Garden + Picnic Area

Flex Plaza

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For the playground program: project team includes specialists in inclusive and safe playground design—Kanics Inclusive Design Services and Abundant Playscapes. Together, we are committed to delivering a park that meets NYC standards and provides an exciting, welcoming, and fully safe + inclusive playground experience

Kanics Inclusive Design Services

+

Abundant Playscapes

+

Field Operations

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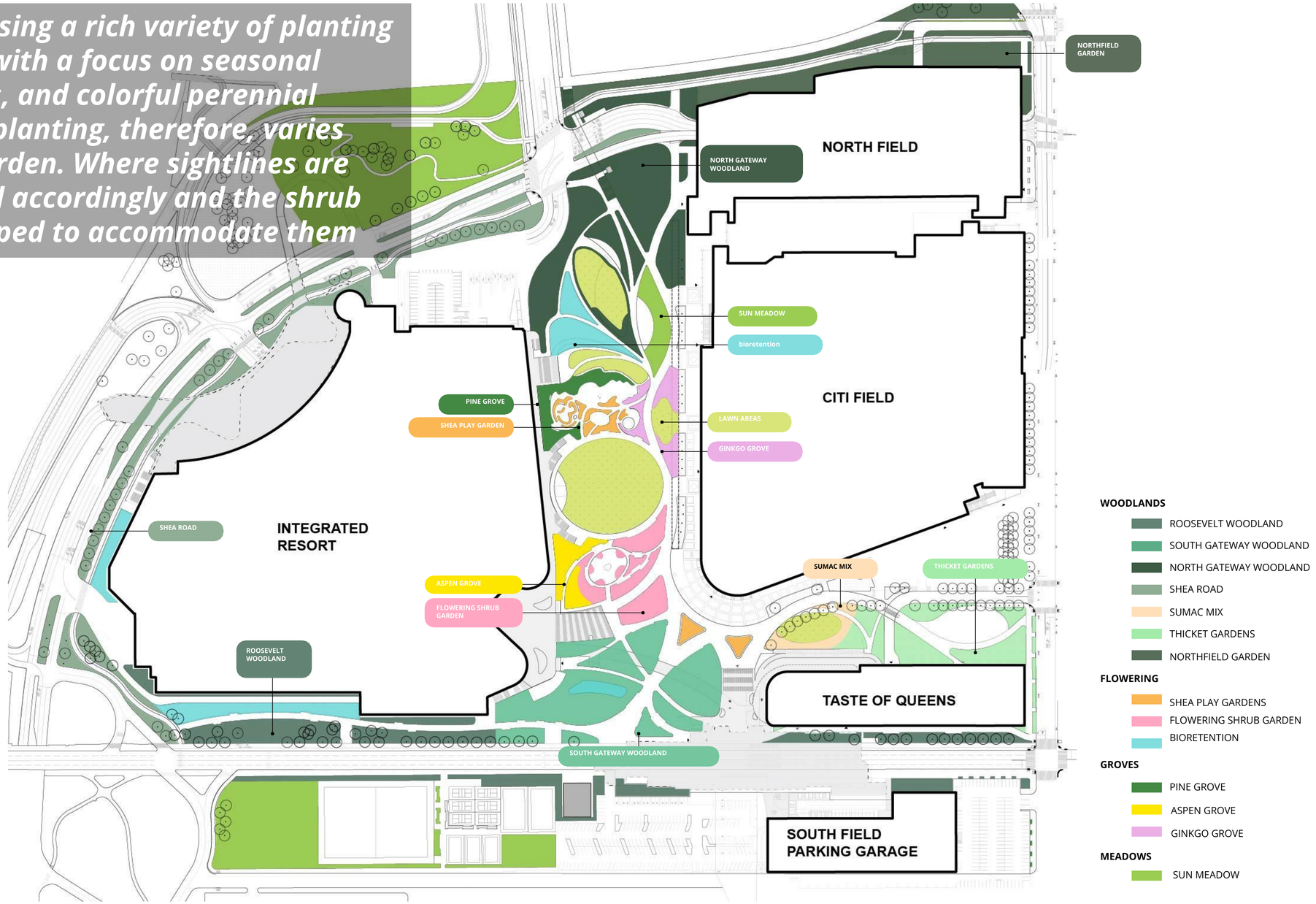
The planting design is proposing a rich variety of planting typologies across the park, with a focus on seasonal interest, specimen plantings, and colorful perennial gardens. The density of the planting, therefore, varies depending on the type of garden. Where sightlines are critical, trees will be planted accordingly and the shrub layouts will be carefully shaped to accommodate them



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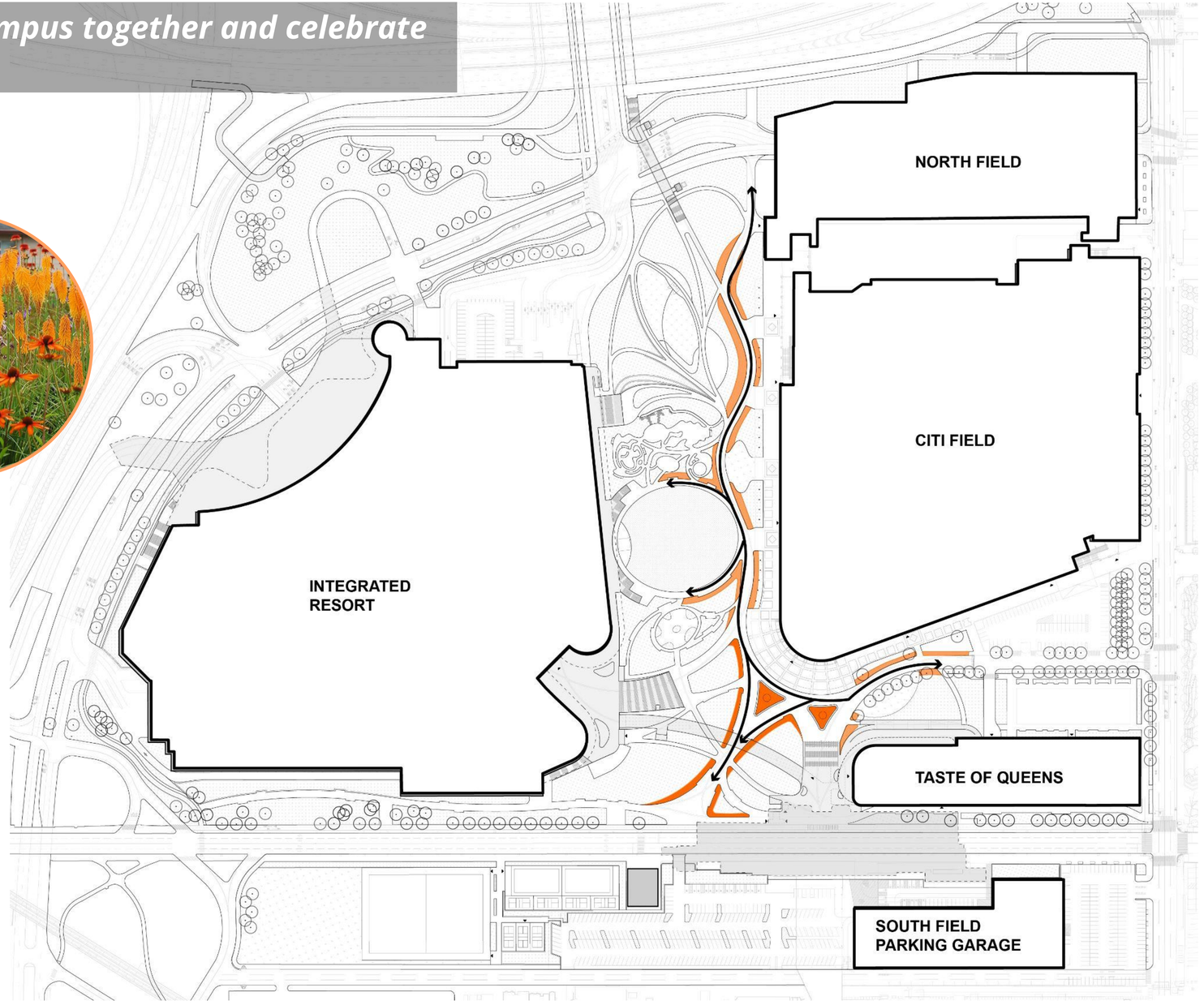
Seasonal Displays tie the campus together and celebrate the baseball season

Kniphofia Poco Orange

Rudbeckia

Orange Jubilee Tree

Butterfly Weed



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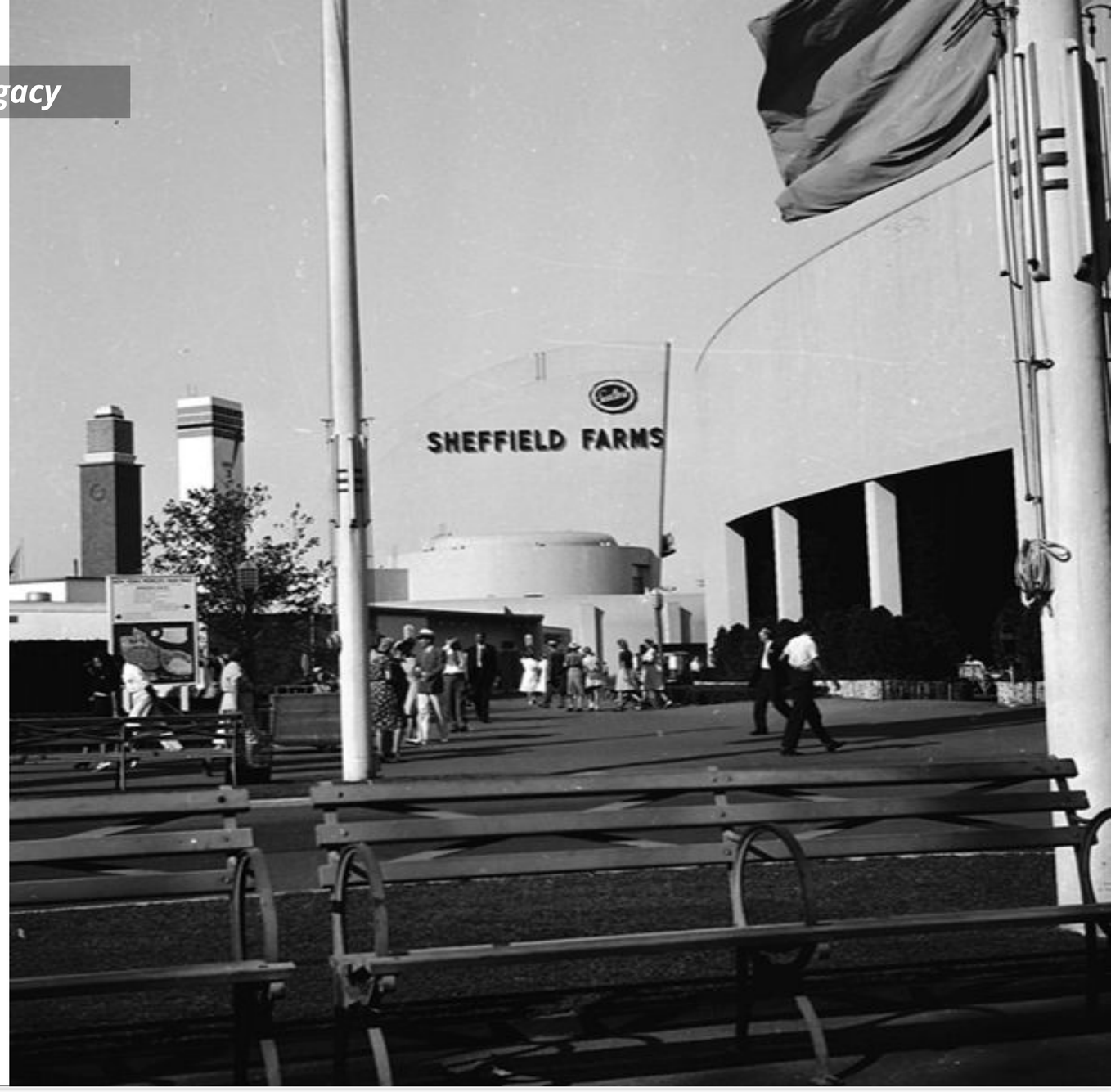
The project furnishing palette builds upon the World's Fair legacy



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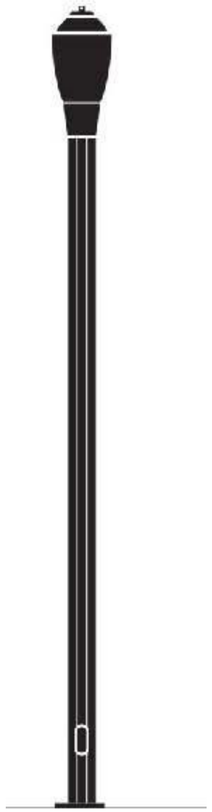
A Collection of Standardized + Repeating Park Elements



Standardized Lamp + Pole
(to be selected)

DYC DOT Bike Rack

K4 Rated Shallow Mount Bollard

Lakeside Litter Bin
(Landscape Forms)

SMSS Drinking Fountain
(Most Dependable Fountains)

Perisphere Bench 117’
(Landscape Forms)

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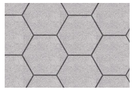
FURNISHING 03: Standardized Lamp Post (to be Selected)

TRASH CAN TYPE 01:
(Lakeside Litter, Landscape Forms)

BENCH TYPE 01:
(Perisphere, Landscape Forms)

PLANTING 01: South Gateway Woodland

BOLLARD TYPE 01:
(*Stainless Steel Operable Bollards, K4 Crash Rated)*



P-102: Permeable Concrete Unit Paving - Gray - On Grade - Vehicular

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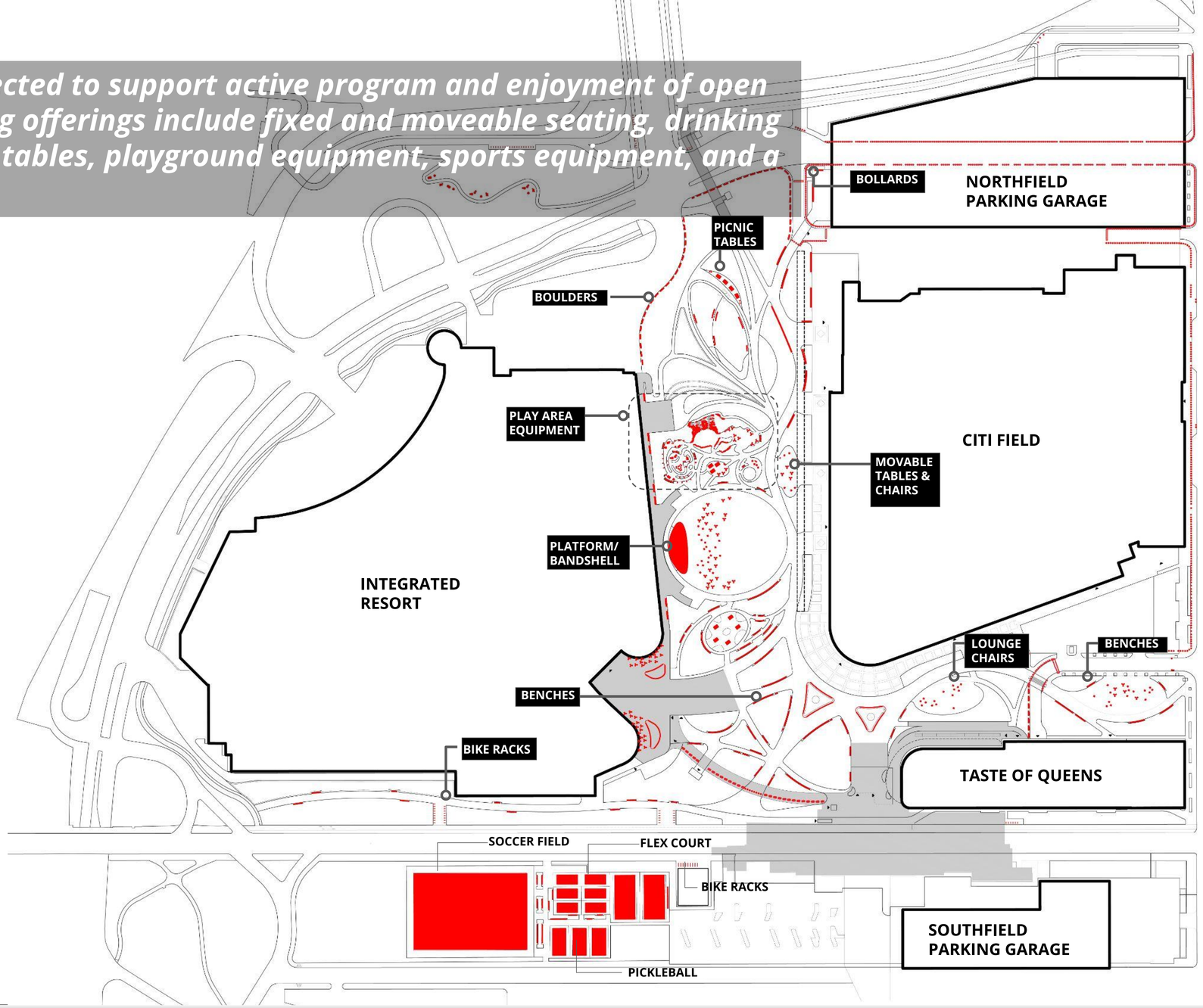
Furnishing is selected to support active program and enjoyment of open spaces: furnishing offerings include fixed and moveable seating, drinking fountains, picnic tables, playground equipment, sports equipment, and a bandshell



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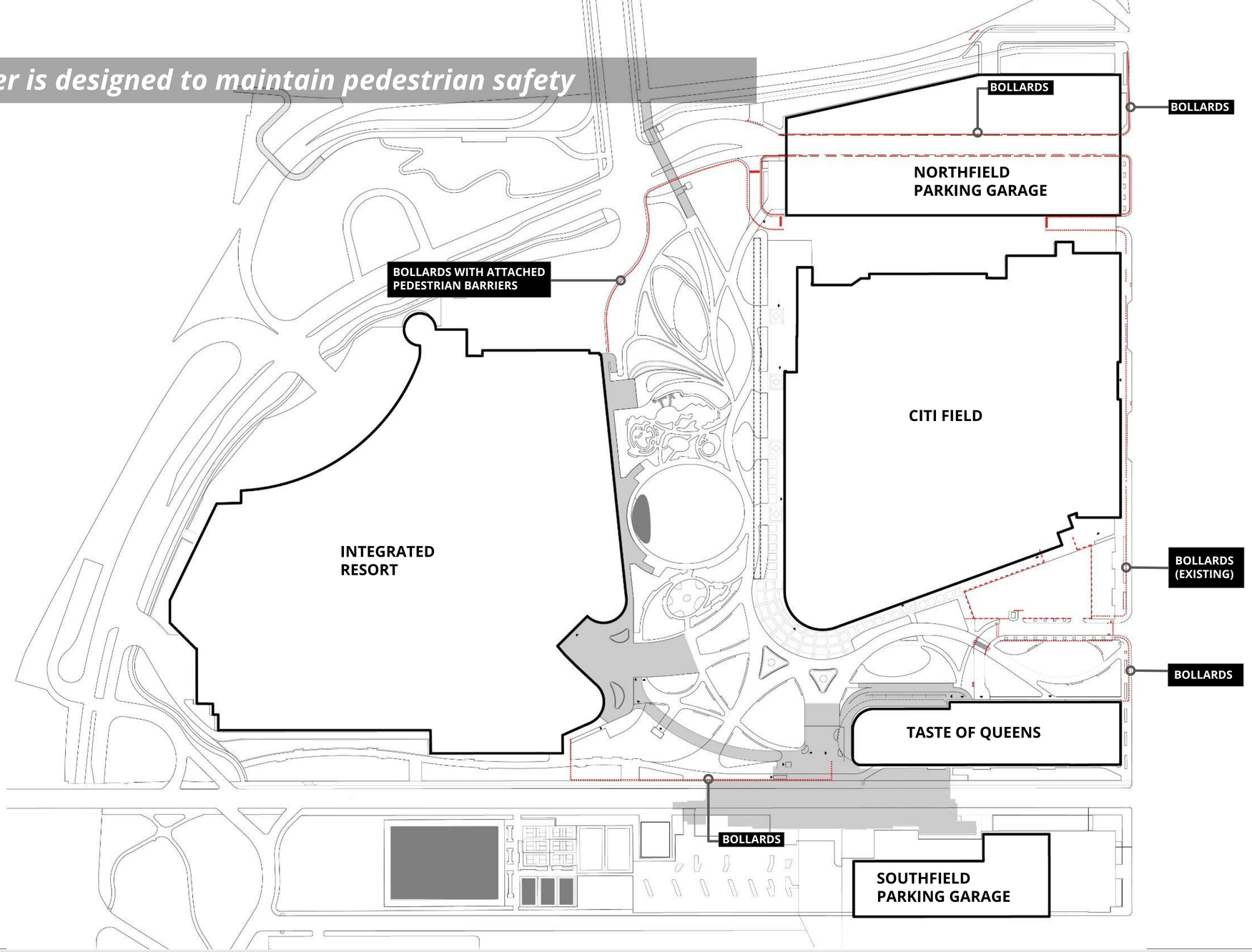
The Site perimeter is designed to maintain pedestrian safety



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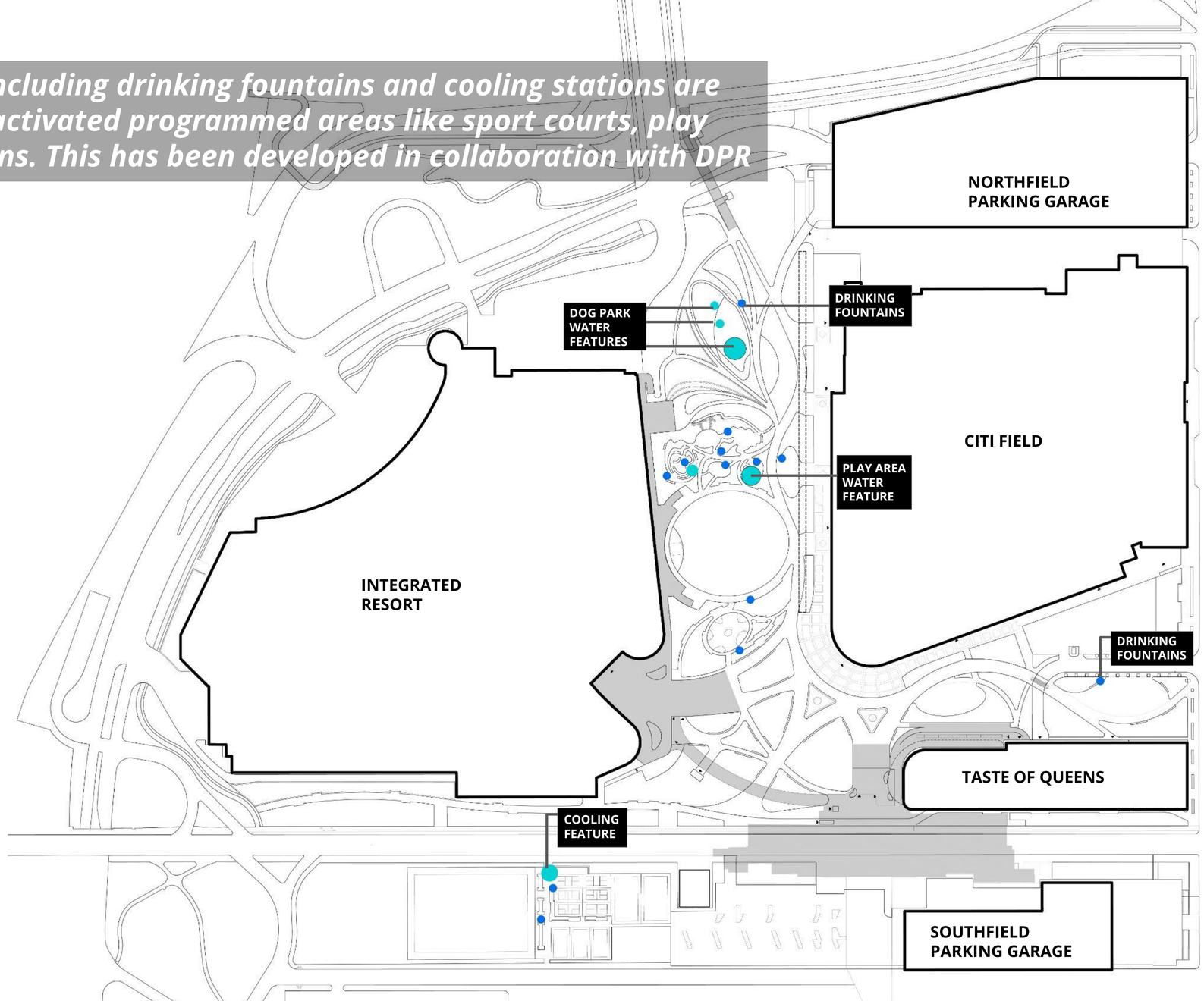
Water features including drinking fountains and cooling stations are located in more activated programmed areas like sport courts, play areas and dog runs. This has been developed in collaboration with DPR



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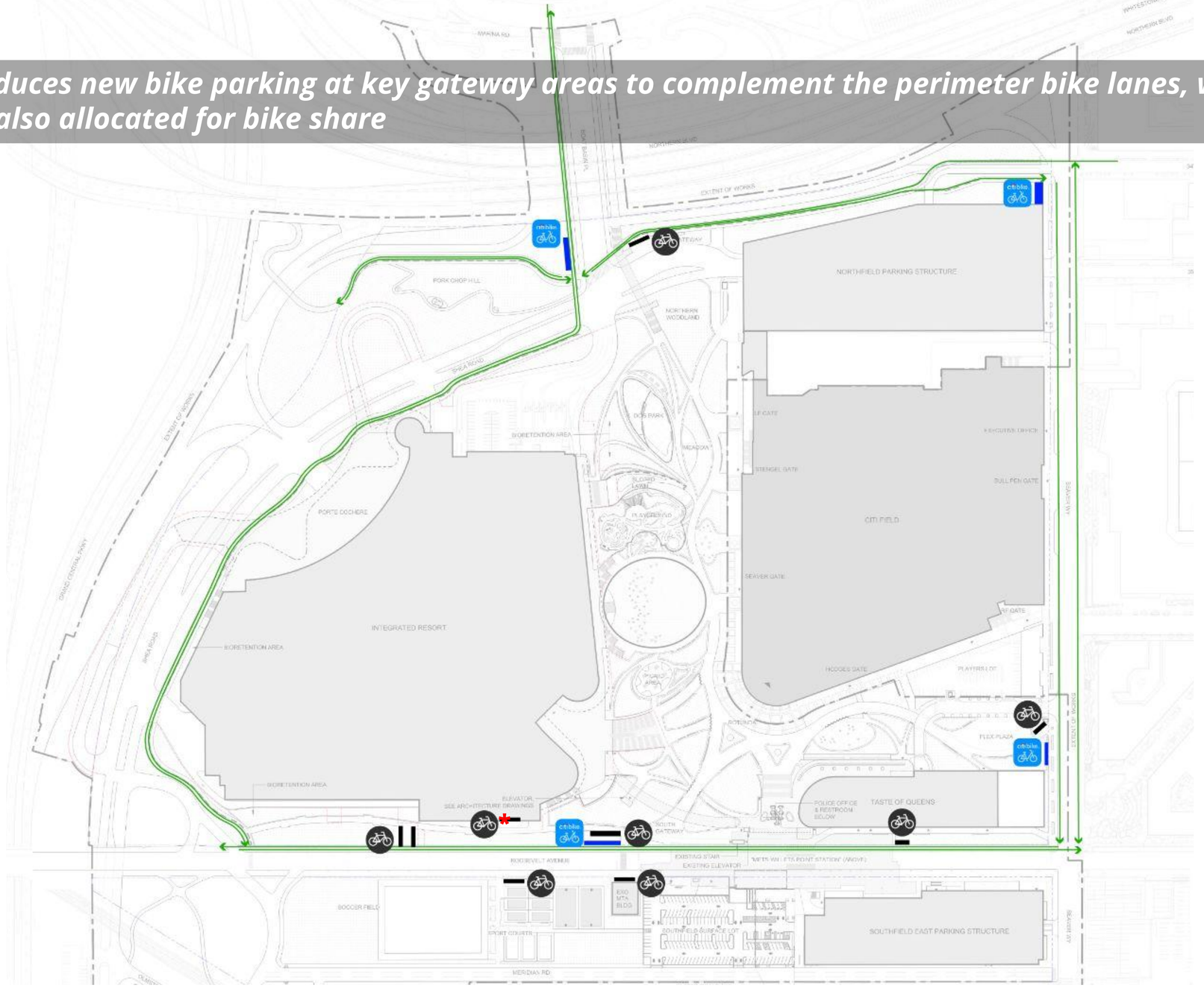
The project introduces new bike parking at key gateway areas to complement the perimeter bike lanes, with dedicated space also allocated for bike share



* PUBLIC BIKE LOCKERS

PUBLIC BIKE PARKING

PLANNED BIKE SHARE

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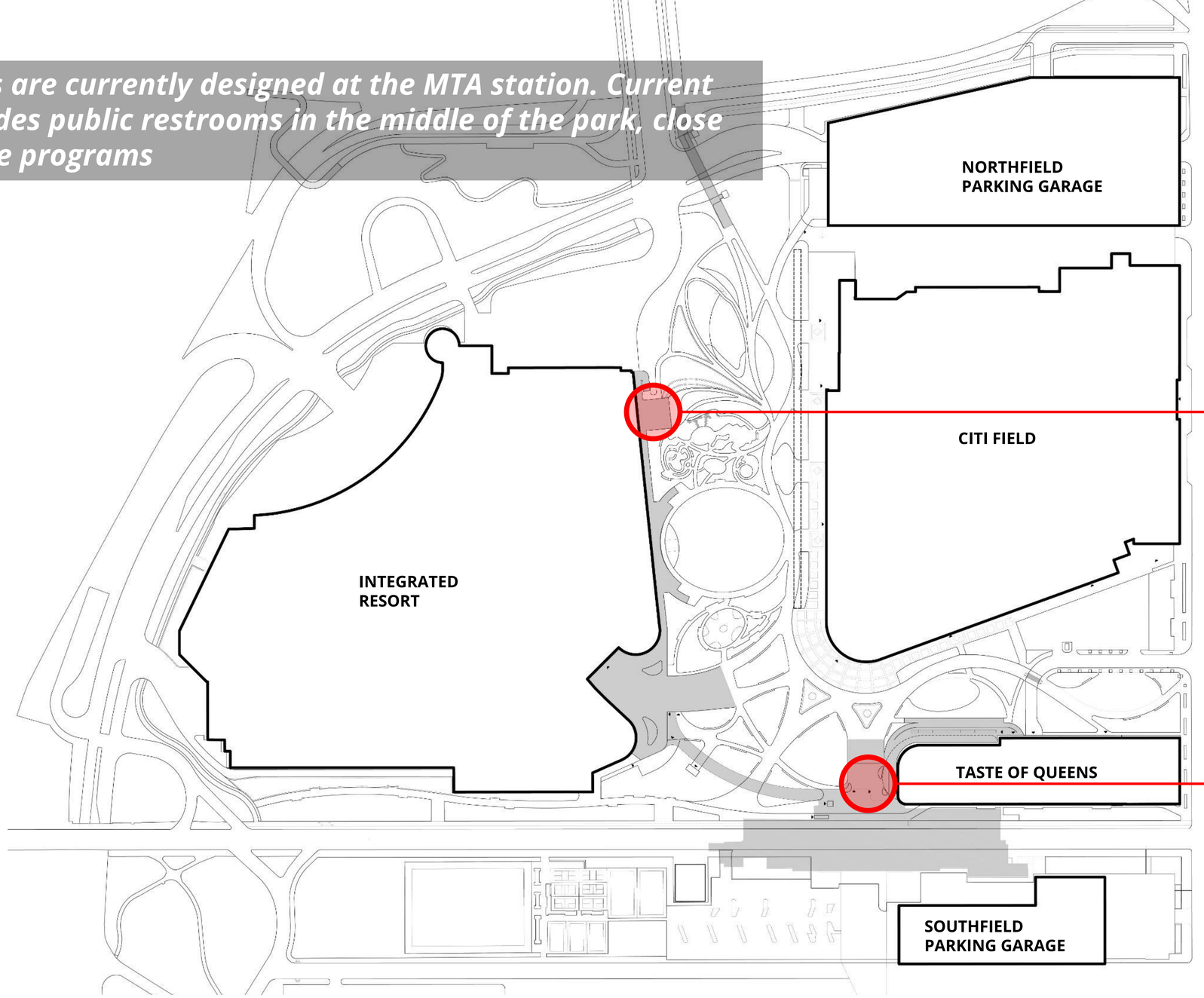
Public Restrooms are currently designed at the MTA station. Current design also includes public restrooms in the middle of the park, close to key open space programs



NORTH RESTROOMS
SEE LATER PAGES FOR LAYOUT.

MEN'S RESTROOM
PROVIDED: 7 URINALS + 3 SINKS + 2 TOILETS
1 CHANGING TABLE

WOMEN'S RESTROOM
PROVIDED: 3 SINKS + 8 TOILETS
1 CHANGING TABLE

FAMILY RESTROOM (GENDER NEUTRAL)
PROVIDED: 1 SINKS + 1 TOILETS
1 CHANGING TABLE

SOUTH GATEWAY RESTROOMS
PUBLIC RESTROOMS
SEE LATER PAGES FOR LAYOUT.

MEN'S RESTROOM
PROVIDED: 8 URINALS + 6 SINKS + 12 TOILETS
1 CHANGING TABLE

WOMEN'S RESTROOM
PROVIDED: 12 SINKS + 14 TOILETS
1 CHANGING TABLE

FAMILY RESTROOM (GENDER NEUTRAL)
PROVIDED: 1 SINKS + 1 TOILETS
1 CHANGING TABLE

WATER FOUNTAIN PROVIDED: 1

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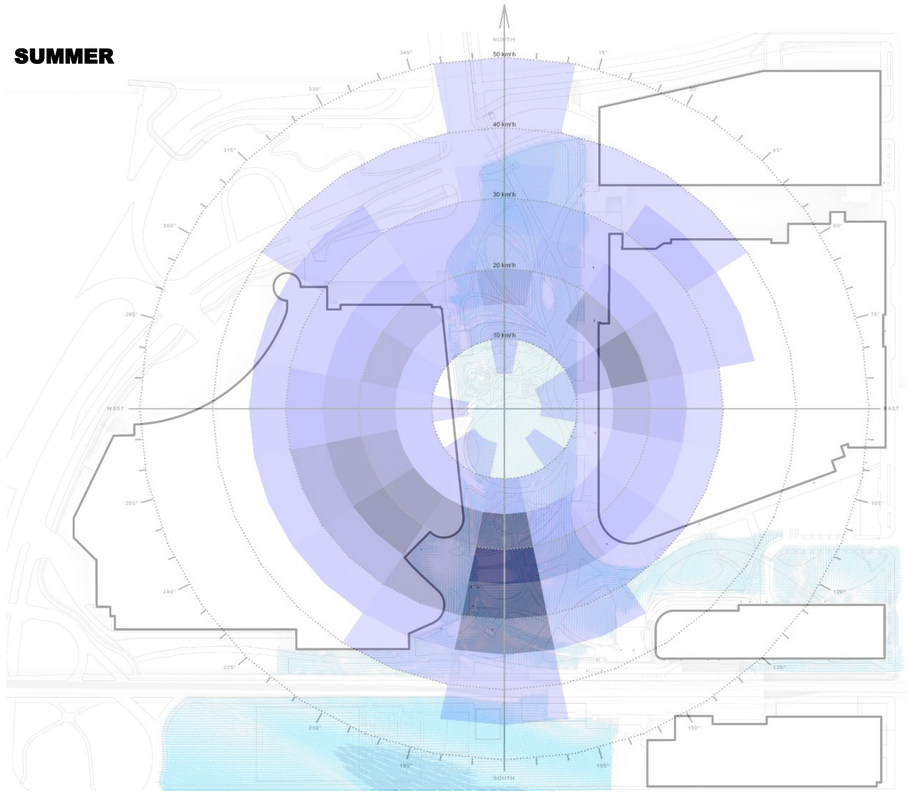
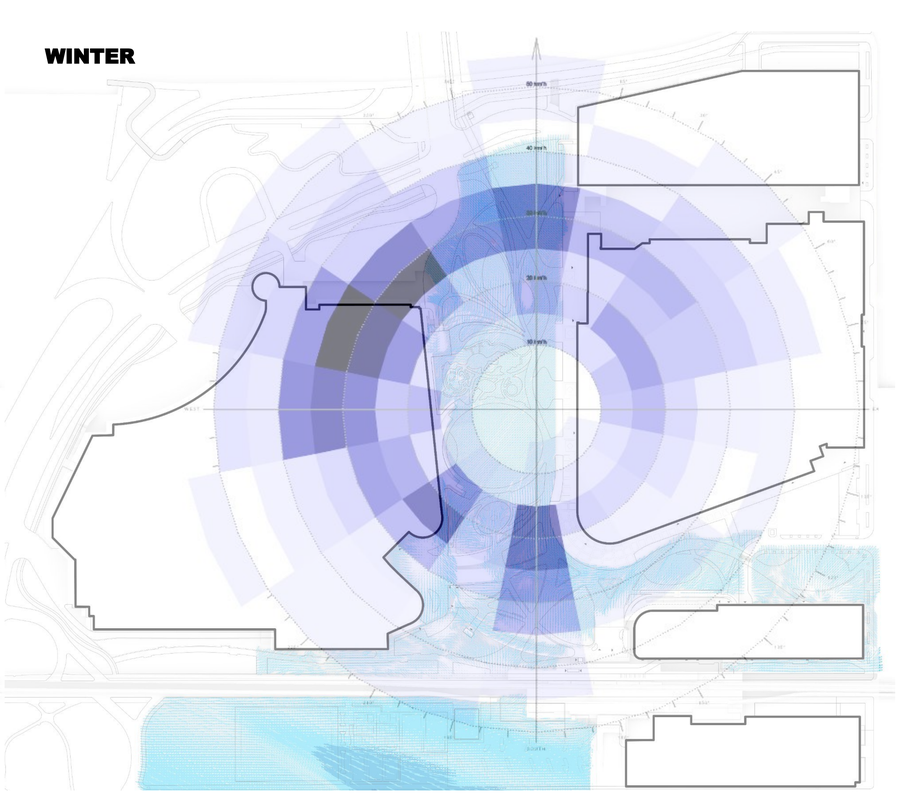
Building configurations encourage summertime breezes and mitigate wintertime predominant winds

SUMMER



Wind comes from the south in the summer: building configurations encourage these cooling winds.

WINTER



Wintertime breezes come from the north west; the building locations will help mitigate these winds.

WIND

<10h
40h
70h
110h
>140h

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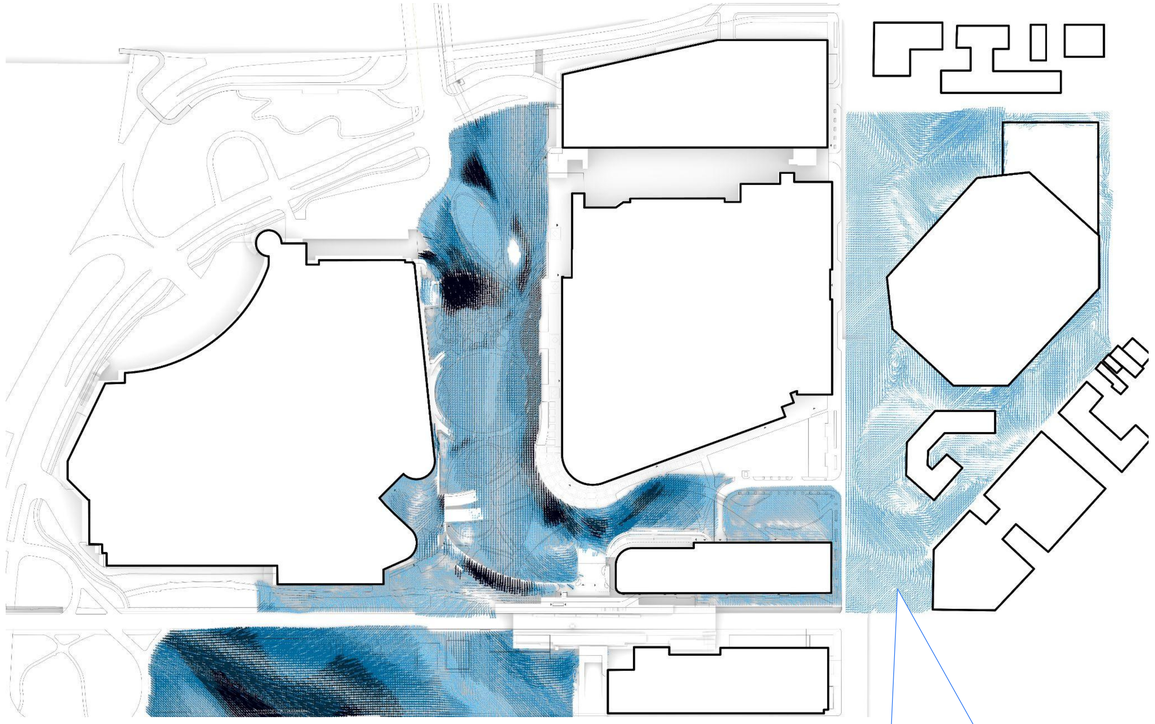
Wind studies show that the Site is adequately shielded from wind to achieve "comfortable" conditions year round. These conditions are improved upon with the introduction of landscape elements and trees

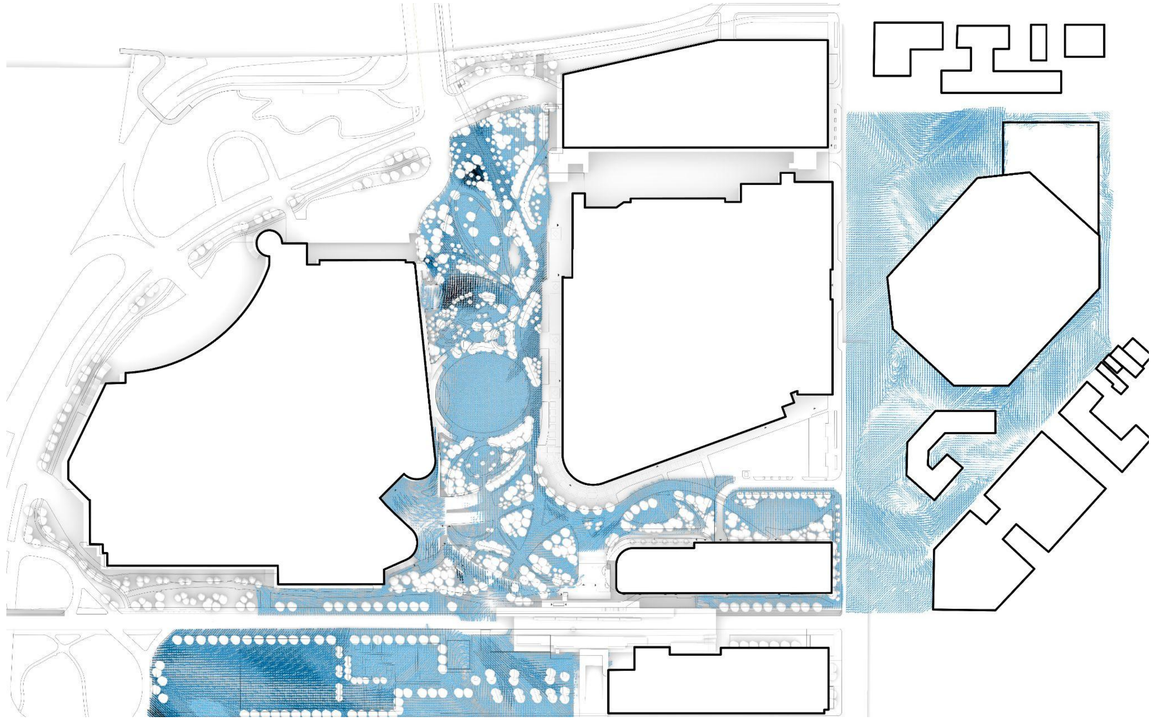
SITE (SUMMER)



Site wind analysis indicates winds are generally comfortable in all open spaces

No impact to Willets Point open space.

WITH PROPOSED LANDSCAPE ELEMENTS & TREES (SUMMER)



The proposed landscaping and tree placement are designed to continue to maintain comfortable wind conditions across the site.

WIND

- 0 - 5 mph
- 5 - 9 mph
- 9 - 13 mph
- 13 - 18 mph
- > 18 mph

Pedestrian comfort in wind analysis is determined by wind speed, frequency, and duration at ground level, with comfort achieved when conditions do not cause discomfort, difficulty walking, or safety concerns for people in outdoor spaces.

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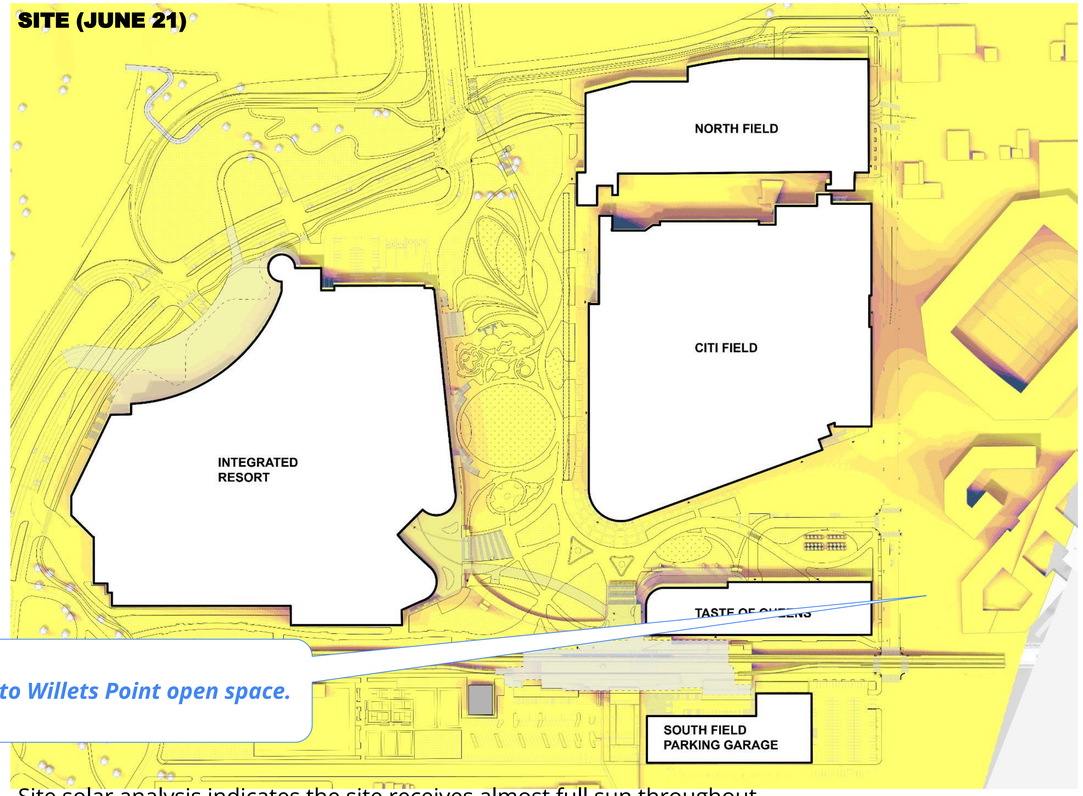
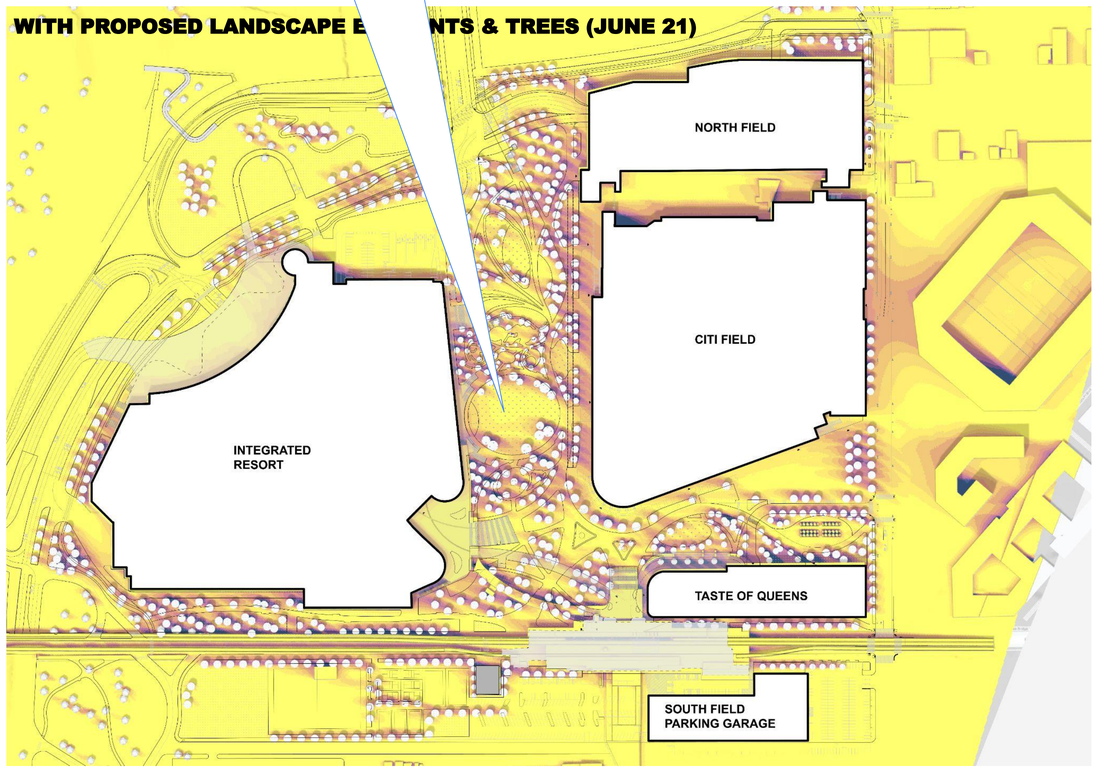
Solar assessment confirms that the site receives sufficient sunlight to support the selected plant communities according to their light requirements. Shade for comfort is achieved through canopy design and strategic tree selection/placement

See later pages for Shea Lawn Update.

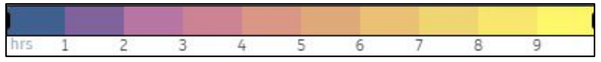


No impact to Willets Point open space.

Site solar analysis indicates the site receives almost full sun throughout the year, which benefits the planting selections.



The proposed trees and landscape elements contribute significant shade coverage for the entire site.



Full Sun (6-9 hrs) Partial Sun (3-6 hrs) Partial Shade (3-4 hrs) Shade (< 3hrs)

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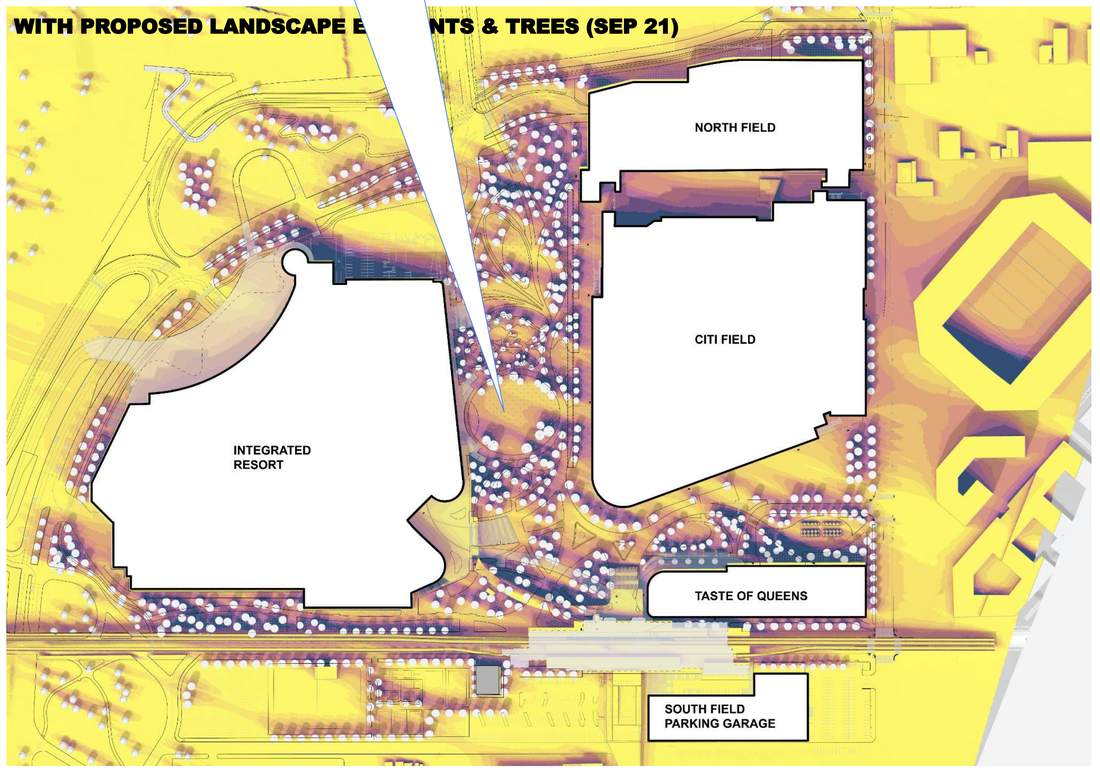
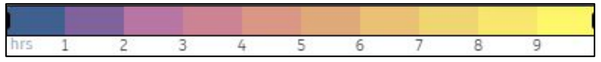


The proposed trees and landscape elements contribute significant shade coverage for the entire site.



Full Sun (6-9 hrs) Partial Sun (3-6 hrs) Partial Shade (3-4 hrs) Shade (< 3hrs)

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PUBLIC REALM AREAS

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MTA + GATEWAY

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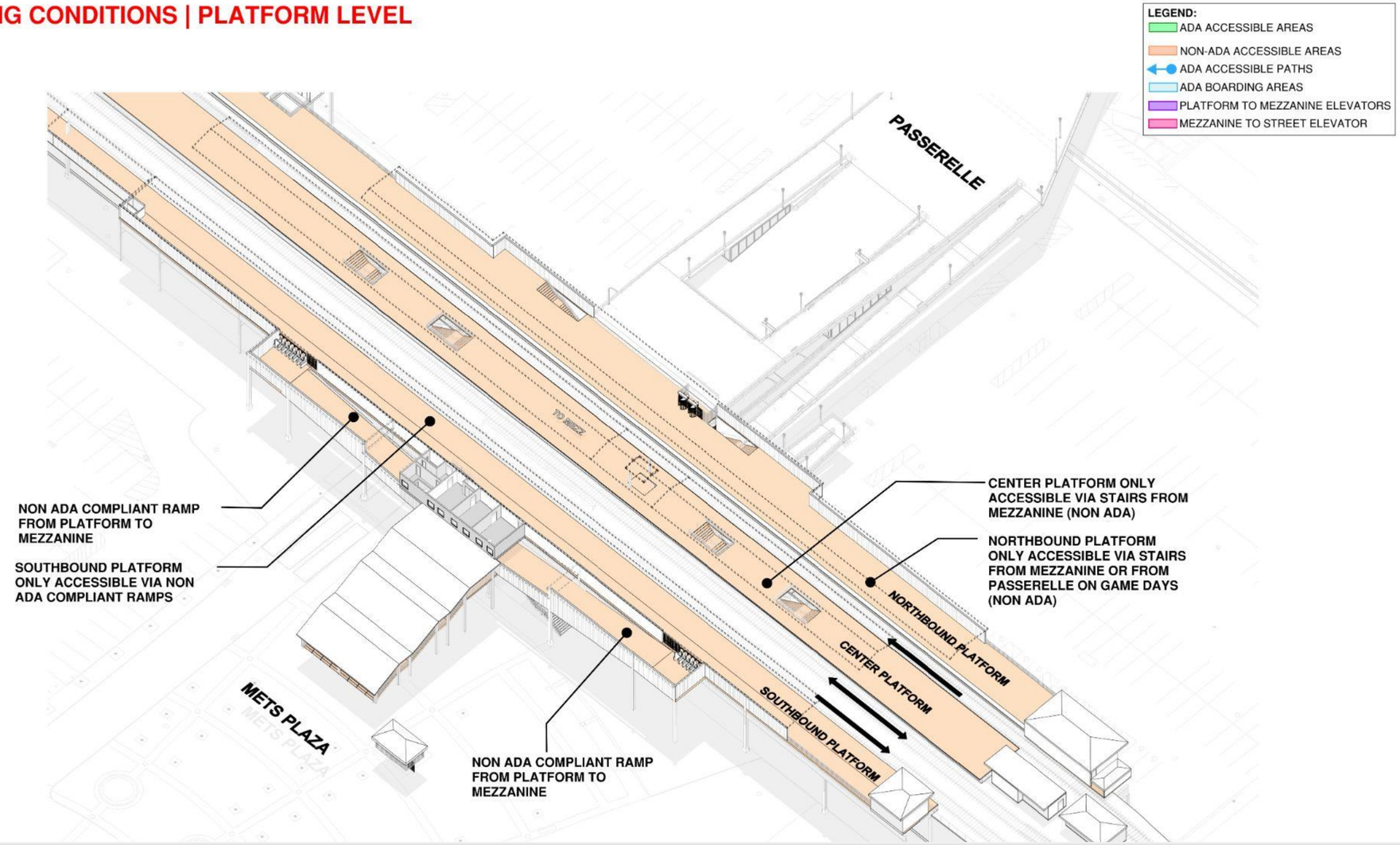
Existing Conditions - PLATFORM LEVEL

The present/ existing subway station is inaccessible

EXISTING CONDITIONS | PLATFORM LEVEL



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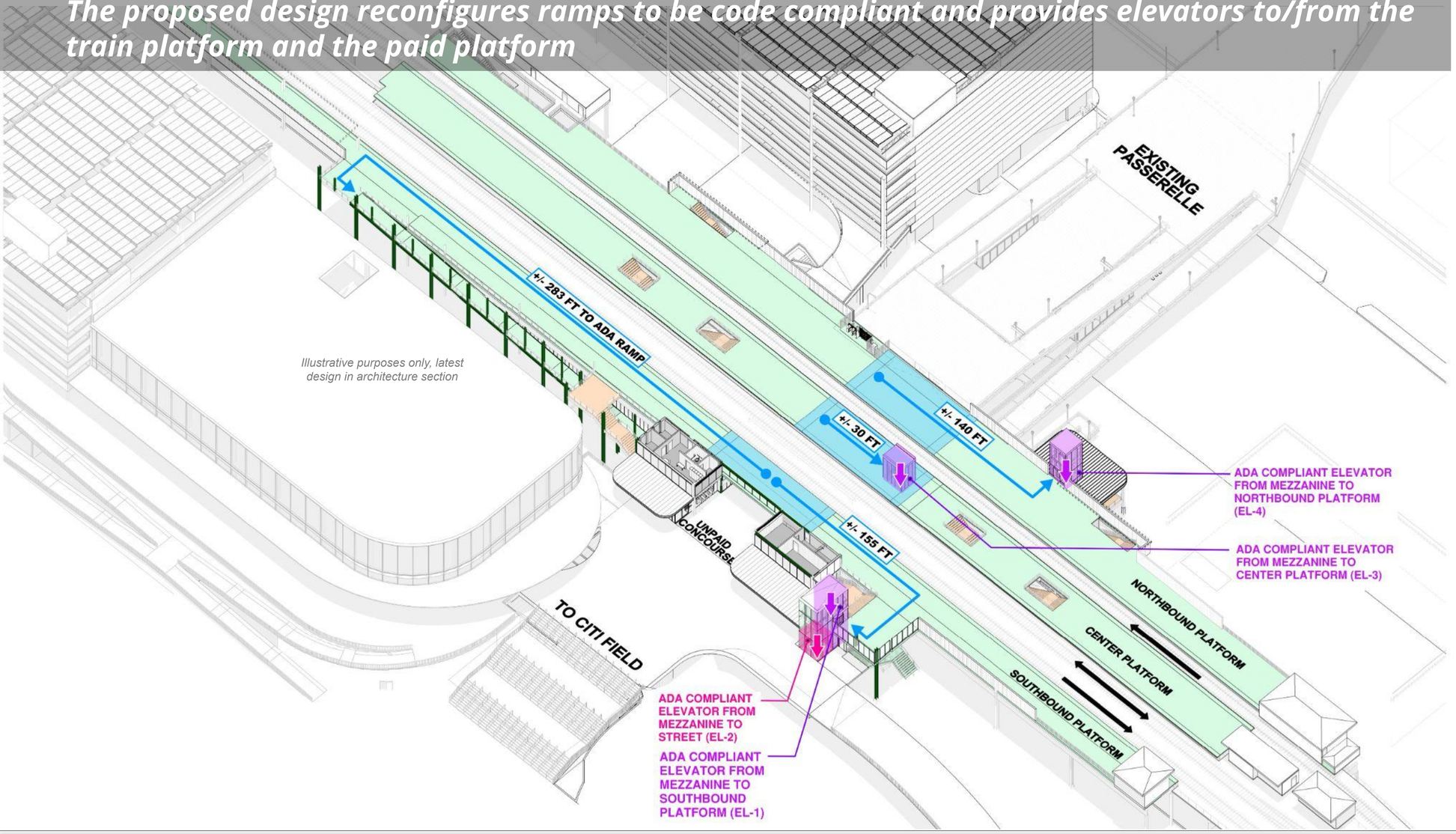
Proposed Conditions - PLATFORM LEVEL

The proposed design reconfigures ramps to be code compliant and provides elevators to/from the train platform and the paid platform



LEGEND:
- ADA ACCESSIBLE AREAS
- NON-ADA ACCESSIBLE AREAS
- ADA ACCESSIBLE PATHS
- ADA BOARDING AREAS
- PLATFORM TO MEZZANINE ELEVATORS
- MEZZANINE TO STREET ELEVATOR

ADA PATHS OF TRAVEL DISTANCES

ADA BOARDING AREA TO EL-1 = **+/- 155 FT**
ADA BOARDING AREA TO EL-3 = **+/- 30 FT**
ADA BOARDING AREA TO EL-4 = **+/- 140 FT**
ADA BOARDING AREA TO RAMP = **+/- 283 FT**

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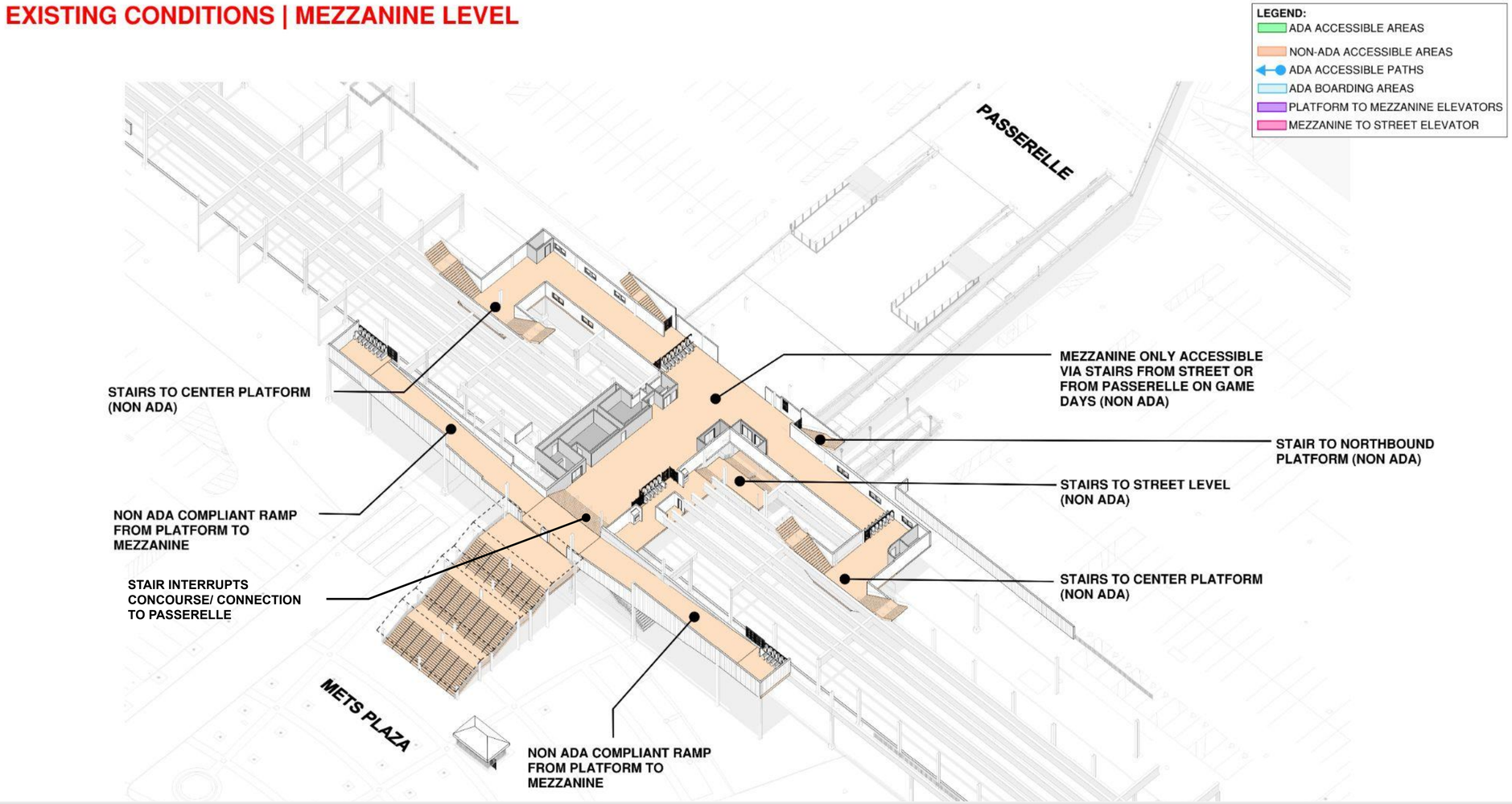
Existing Conditions - PLATFORM LEVEL

The present/ existing subway mezzanine is inaccessible: there is no ADA-compliant access. Access/connectivity to the Passerelle is also limited



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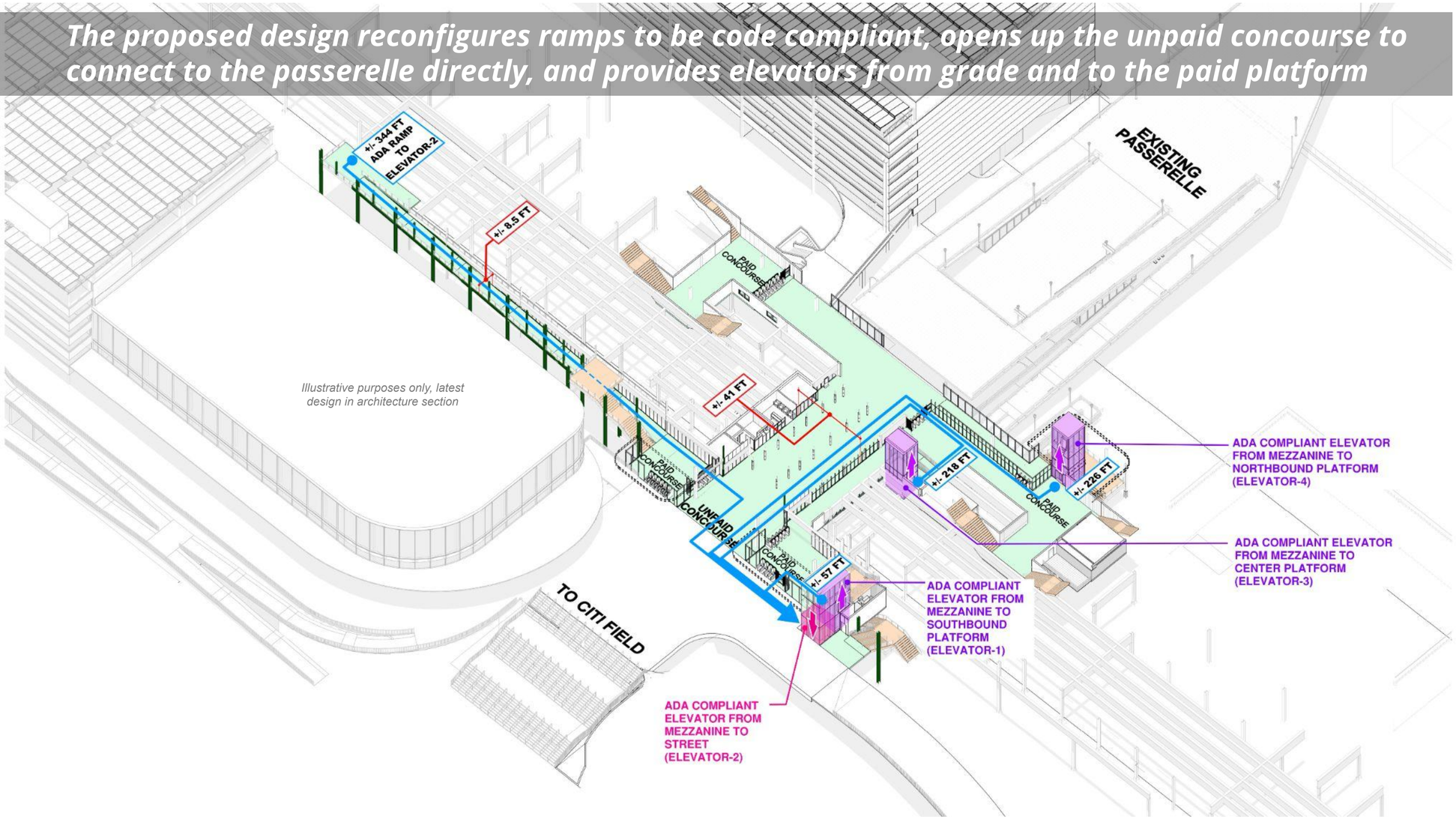
Proposed Conditions - MEZZANINE LEVEL

The proposed design reconfigures ramps to be code compliant, opens up the unpaid concourse to connect to the passerelle directly, and provides elevators from grade and to the paid platform



Illustrative purposes only, latest design in architecture section

LEGEND:
- ADA ACCESSIBLE AREAS
- NON-ADA ACCESSIBLE AREAS
- ADA ACCESSIBLE PATHS
- ADA BOARDING AREAS
- PLATFORM TO MEZZANINE ELEVATORS
- MEZZANINE TO STREET ELEVATOR

ADA PATHS OF TRAVEL DISTANCES

EL-1 TO EL-2 (TO STREET) = **+/-57 FT**
EL-3 TO EL-2 (TO STREET) = **+/-218FT**
EL-4 TO EL-2 (TO STREET) = **+/-226 FT**
RAMP(FROM TOP)TO EL-2 (TO STREET) = **+/-344 FT**

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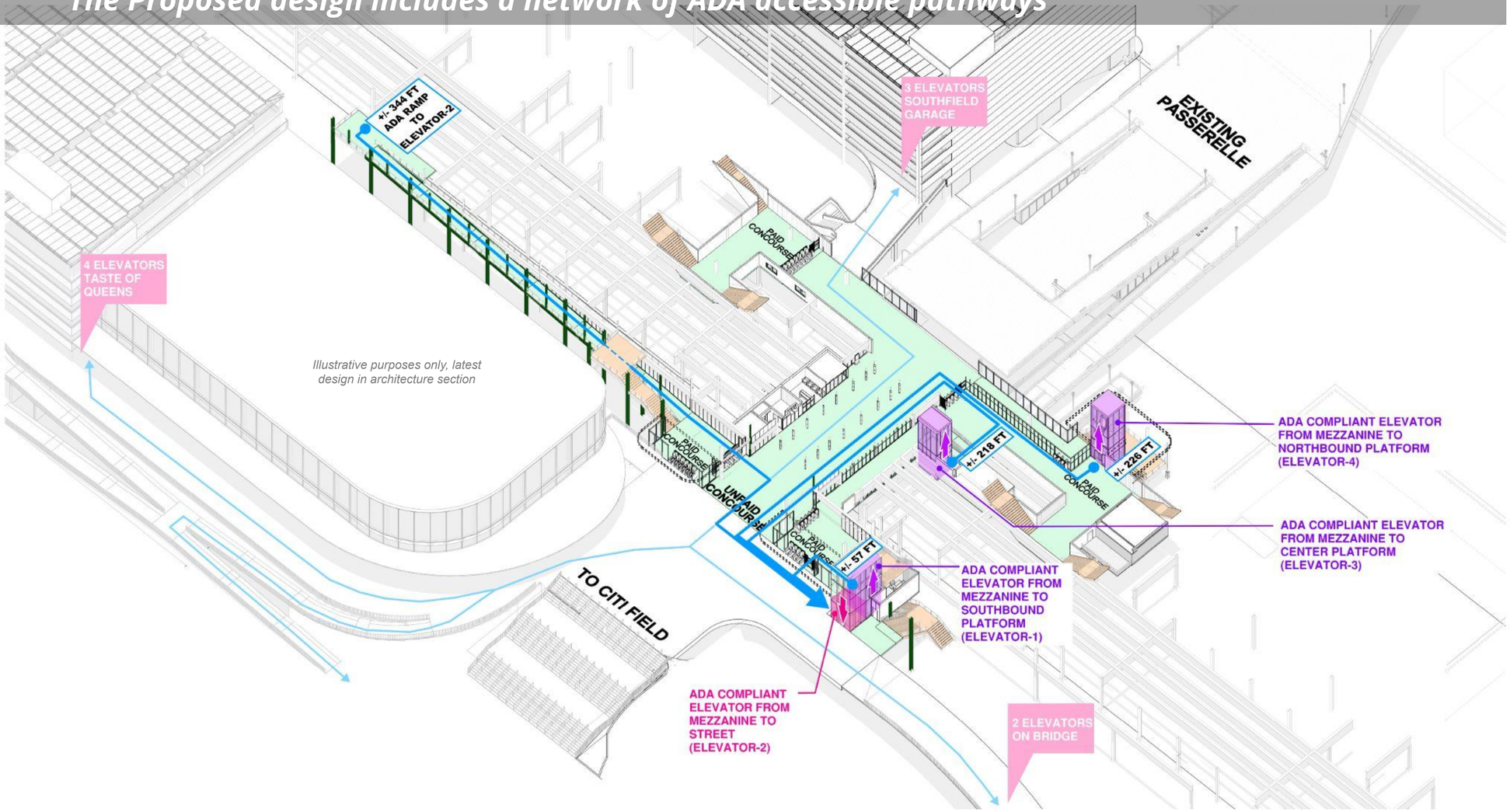
Proposed Conditions - MEZZANINE LEVEL

The Proposed design includes a network of ADA accessible pathways



LEGEND:

- ADA ACCESSIBLE AREAS
- NON-ADA ACCESSIBLE AREAS
- ADA ACCESSIBLE PATHS
- ADA BOARDING AREAS
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The inclusion of the New York Logo in the plaza design at the Mets–Willets Point MTA station directly responds to PDC direction to reflect the team's legacy in the city; limited to the station frontage at Citi Field, the design was supported by commissioners as an important placemaking and wayfinding element

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The inclusion of the New York Logo in the plaza design at the Mets–Willets Point MTA station directly responds to PDC direction to reflect the team's legacy in the city; limited to the station frontage at Citi Field, the design was supported by commissioners as an important placemaking and wayfinding element.

The applicant has removed this element

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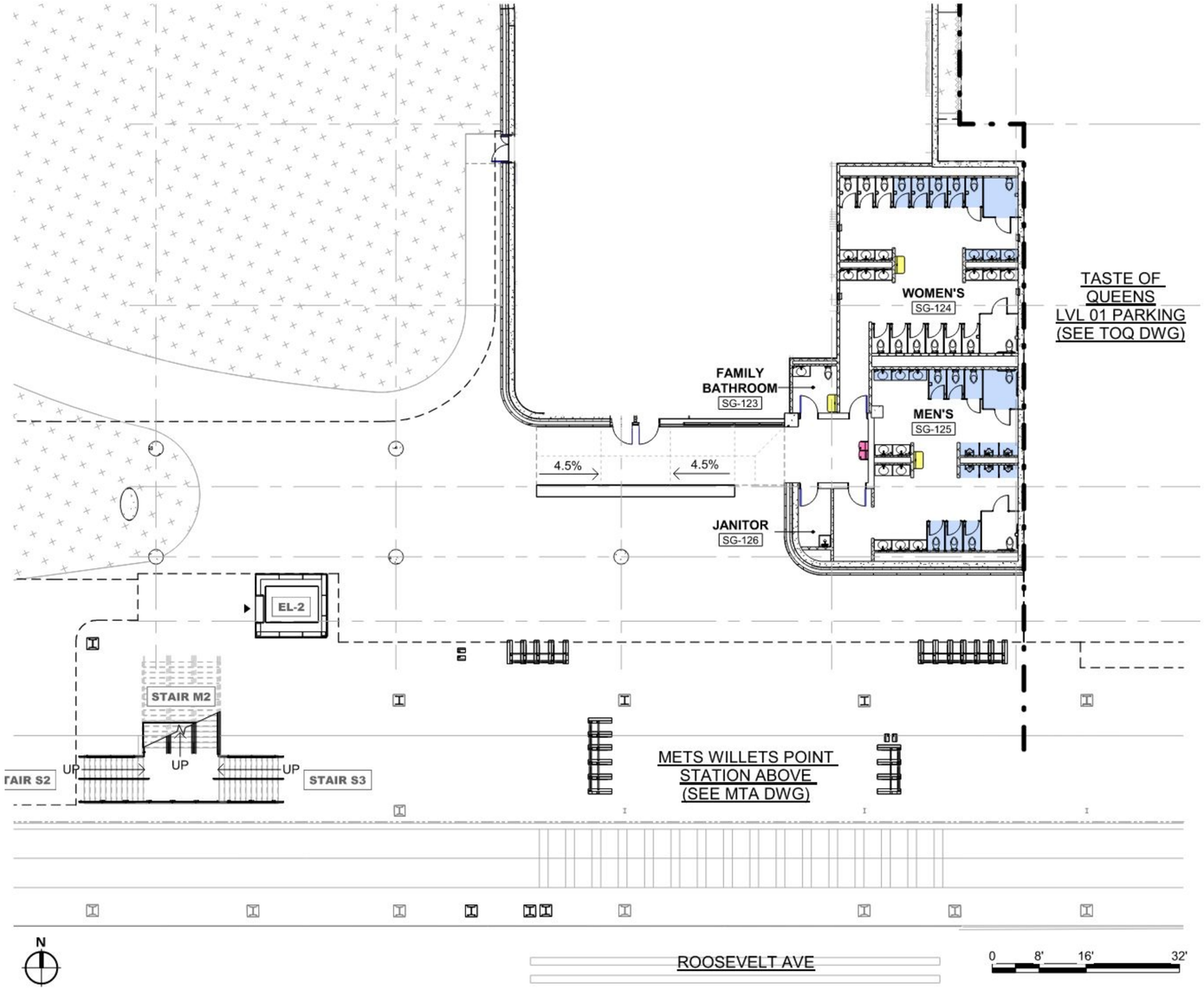
South Gateway Public Bathrooms - Street Level



MEN'S RESTROOM
PROVIDED: 8 URINALS + 6 SINKS + 12 TOILETS

1 CHANGING TABLE

WOMEN'S RESTROOM
PROVIDED: 12 SINKS + 14 TOILETS

1 CHANGING TABLE

FAMILY RESTROOM (GENDER NEUTRAL)
PROVIDED: 1 SINKS + 1 TOILETS
1 CHANGING TABLE

WATER FOUNTAIN
PROVIDED: 1

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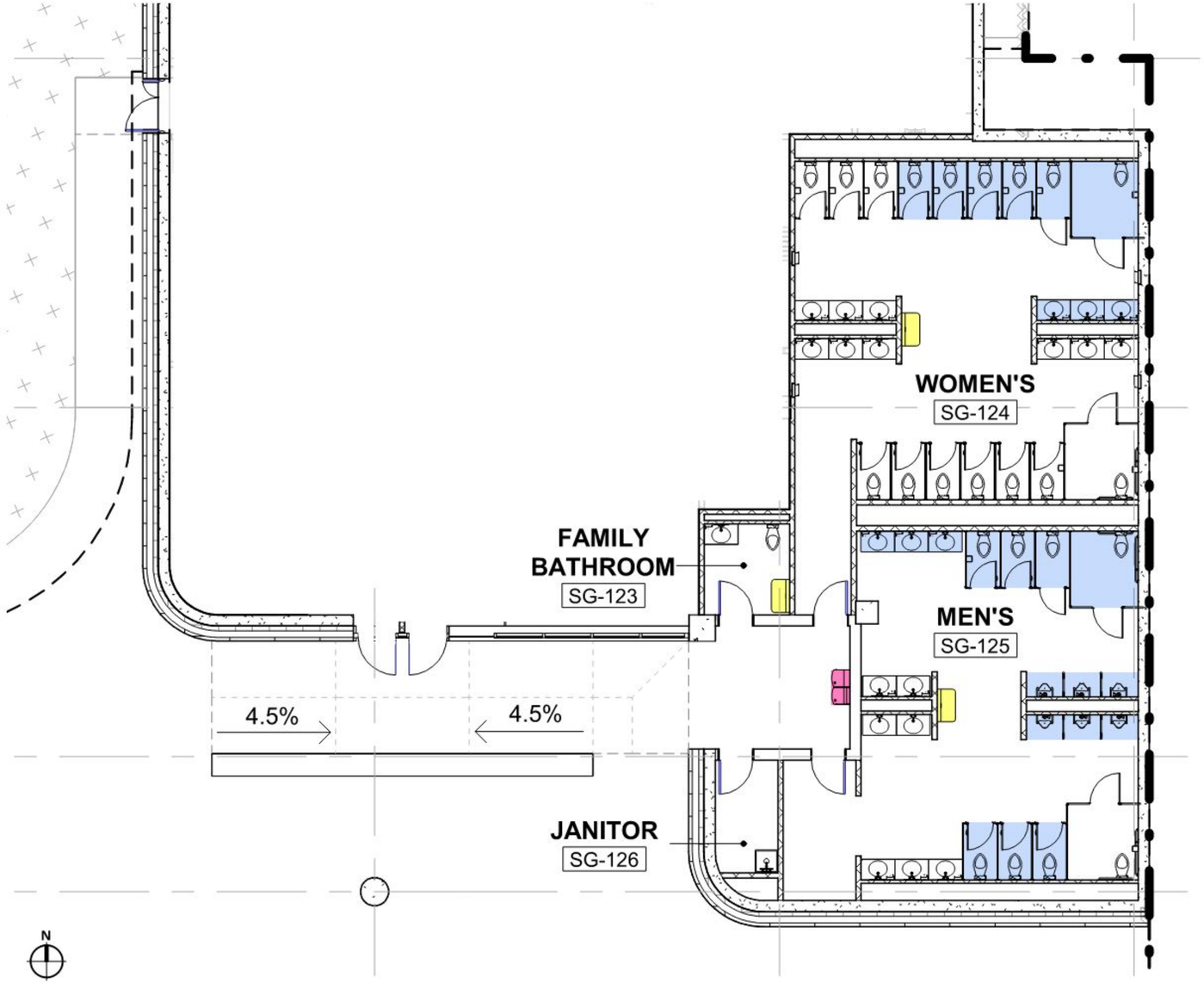
South Gateway Public Bathrooms - Street Level - Enlargement plan



MEN'S RESTROOM
PROVIDED: 8 URINALS + 6 SINKS + 12 TOILETS

1 CHANGING TABLE

WOMEN'S RESTROOM
PROVIDED: 12 SINKS + 14 TOILETS

1 CHANGING TABLE

FAMILY RESTROOM (GENDER NEUTRAL)
PROVIDED: 1 SINKS + 1 TOILETS
1 CHANGING TABLE

WATER FOUNTAIN
PROVIDED: 1

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METROPOLITAN PARK

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Metropolitan Park is the open space heart of the project: a north-south connection made of diverse open and active spaces

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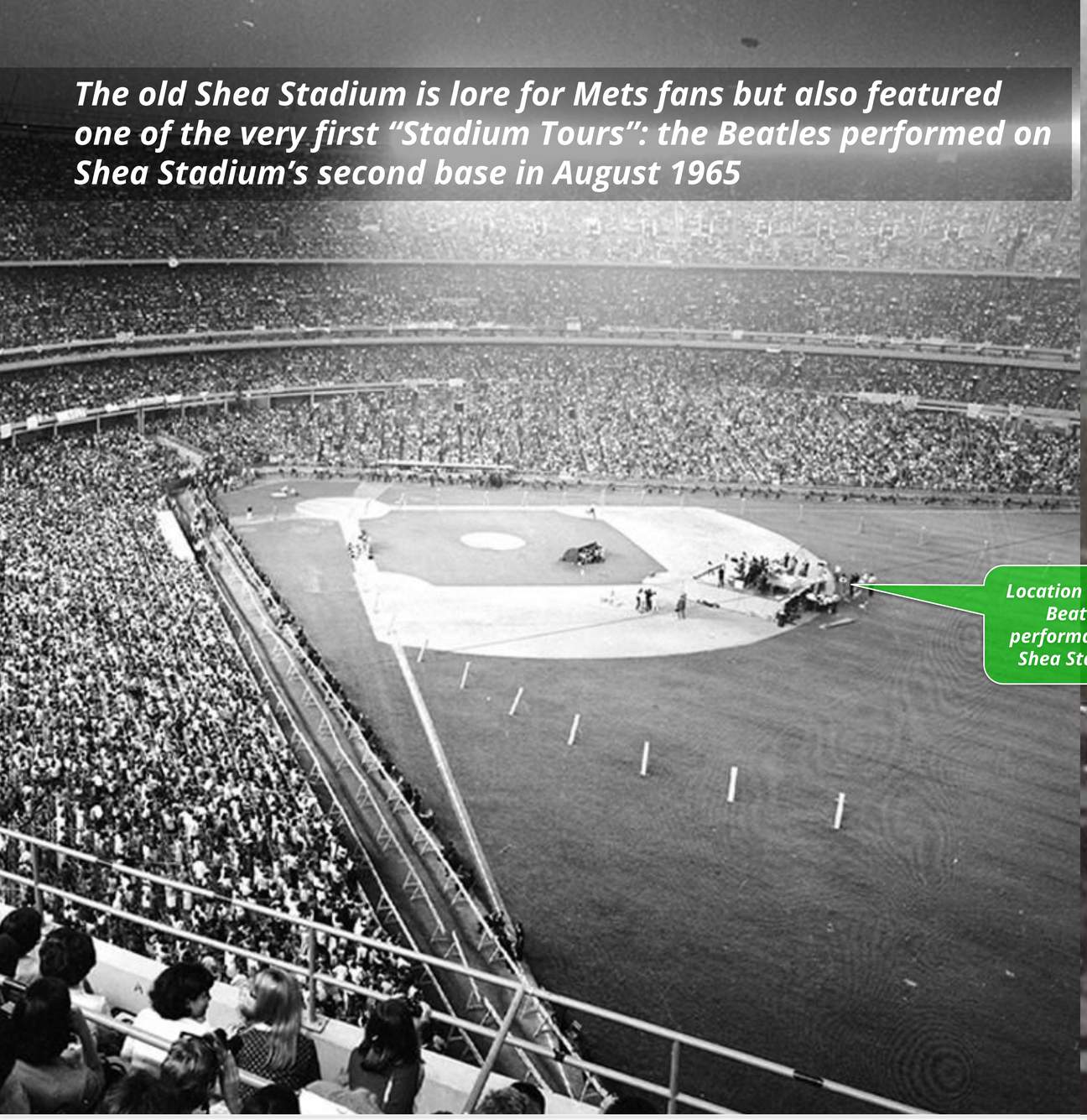
The old Shea Stadium is lore for Mets fans but also featured one of the very first "Stadium Tours": the Beatles performed on Shea Stadium's second base in August 1965



Location of 1964 Beatles performance at Shea Stadium

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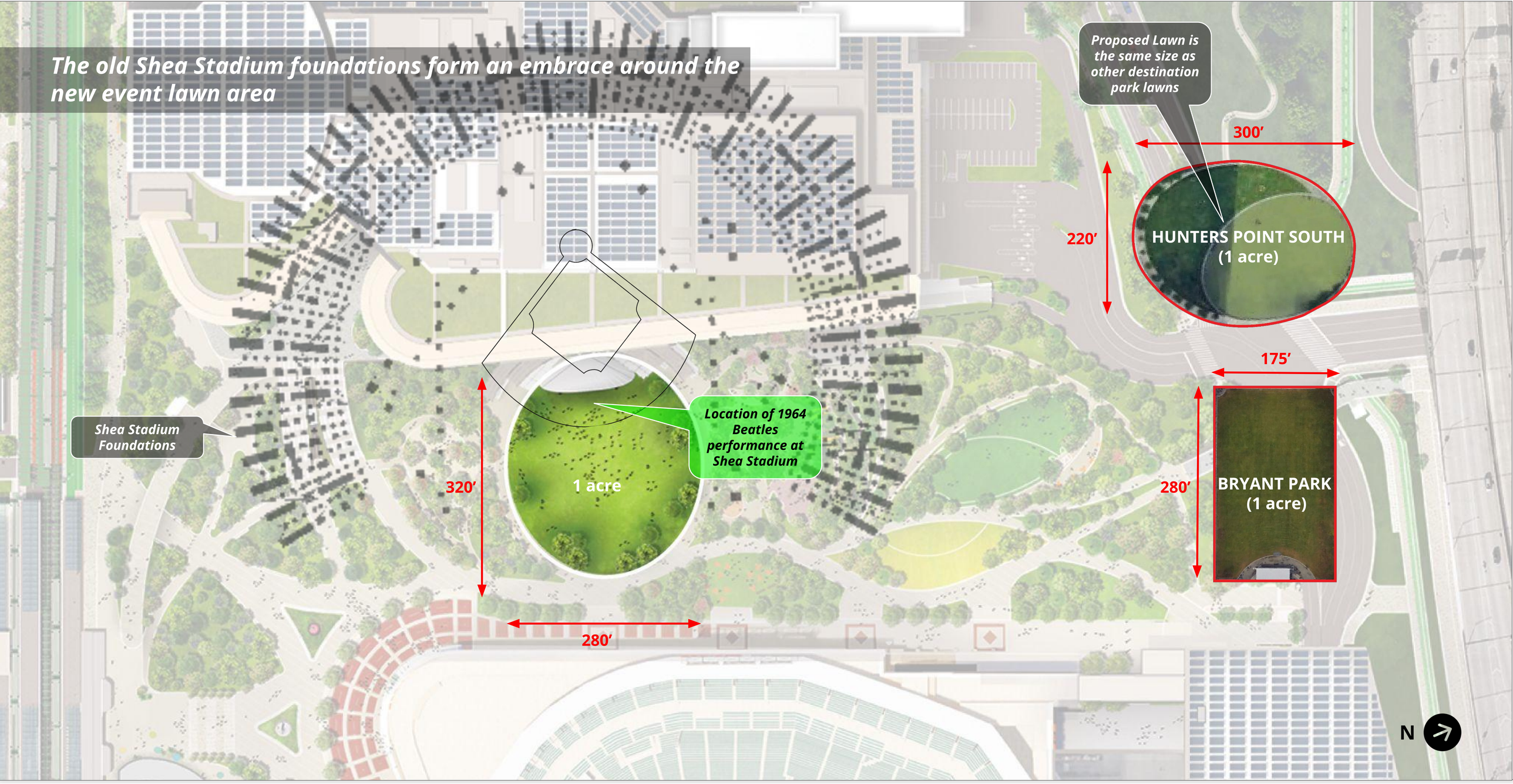
The old Shea Stadium foundations form an embrace around the new event lawn area



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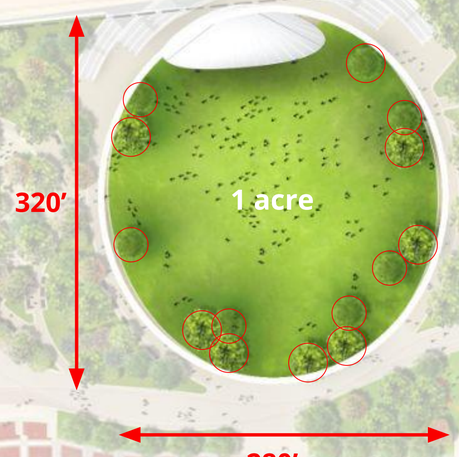
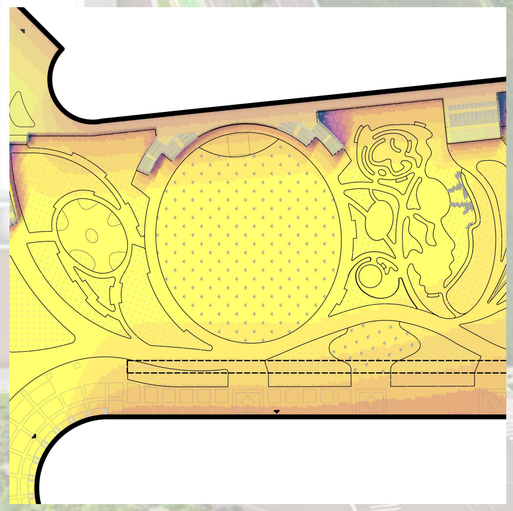
New trees added to the event lawn to offer shade and improve the comfort of park visitors

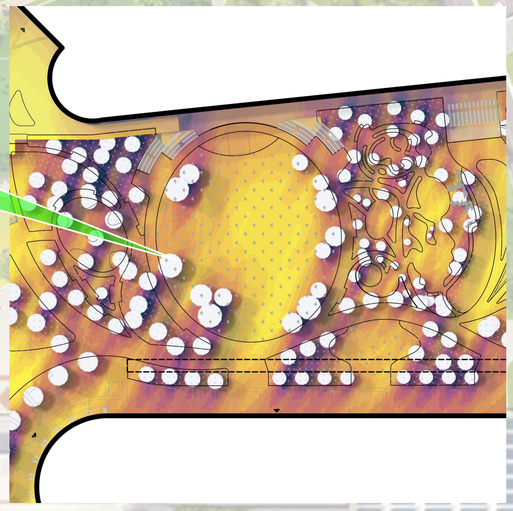


Trees added around lawn to provide shade

WITHOUT TREES



OVERLAY WITH SEASONS - PROPOSED TREES



N

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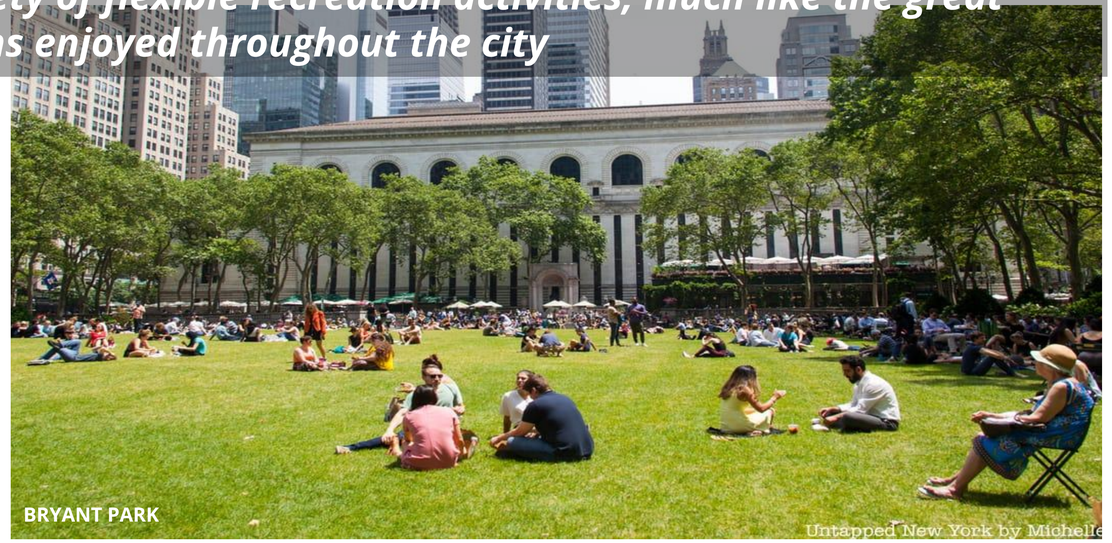
The open lawn is intended to serve as a major public amenity—an expansive, open-to-sky space that supports a variety of flexible recreation activities, much like the great lawns enjoyed throughout the city



BRYANT PARK

HUNTER'S POINT SOUTH PARK

BROOKLYN BRIDGE PARK

ROCKEFELLER PARK

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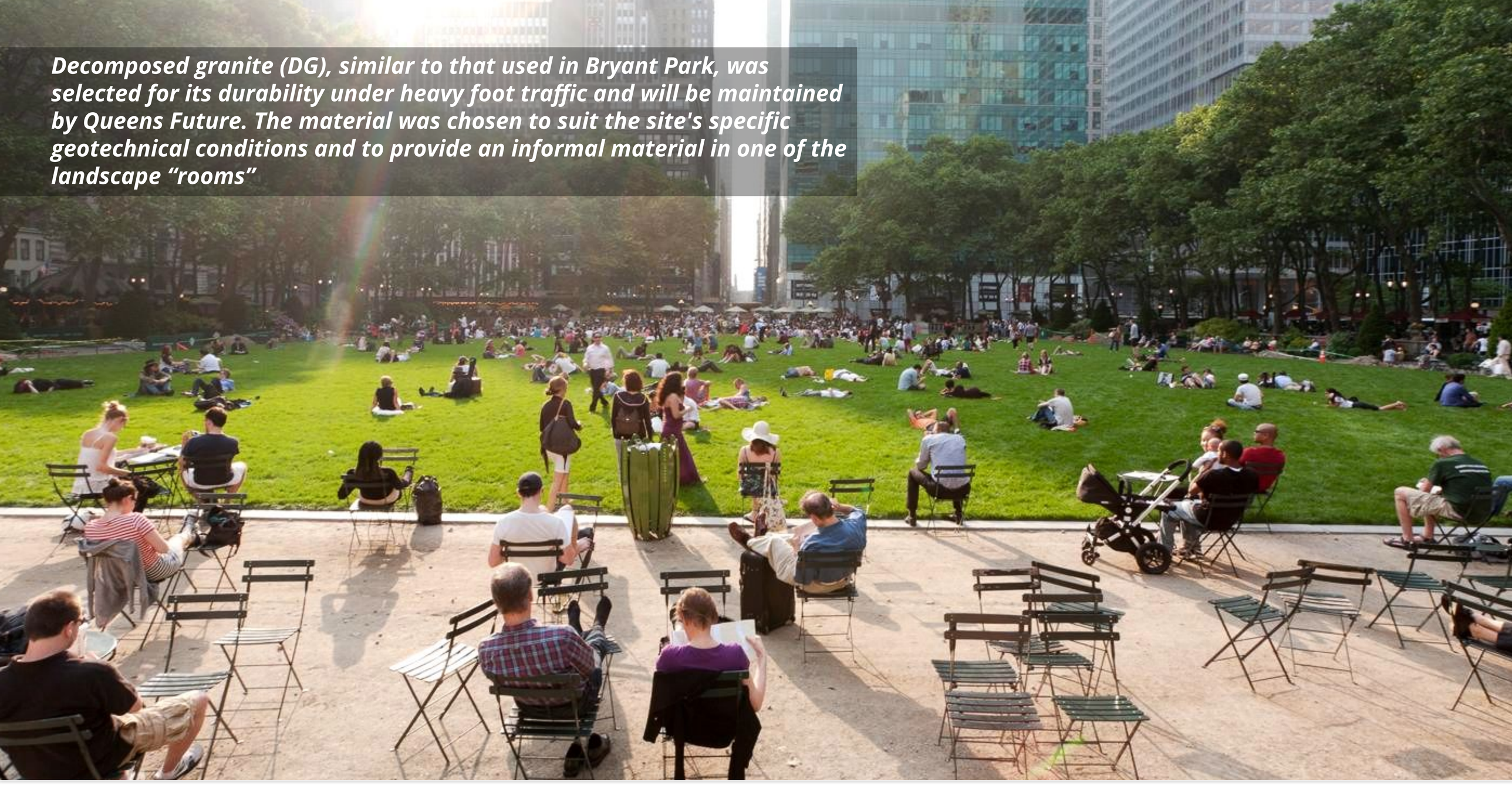

Decomposed granite (DG), similar to that used in Bryant Park, was selected for its durability under heavy foot traffic and will be maintained by Queens Future. The material was chosen to suit the site's specific geotechnical conditions and to provide an informal material in one of the landscape "rooms"

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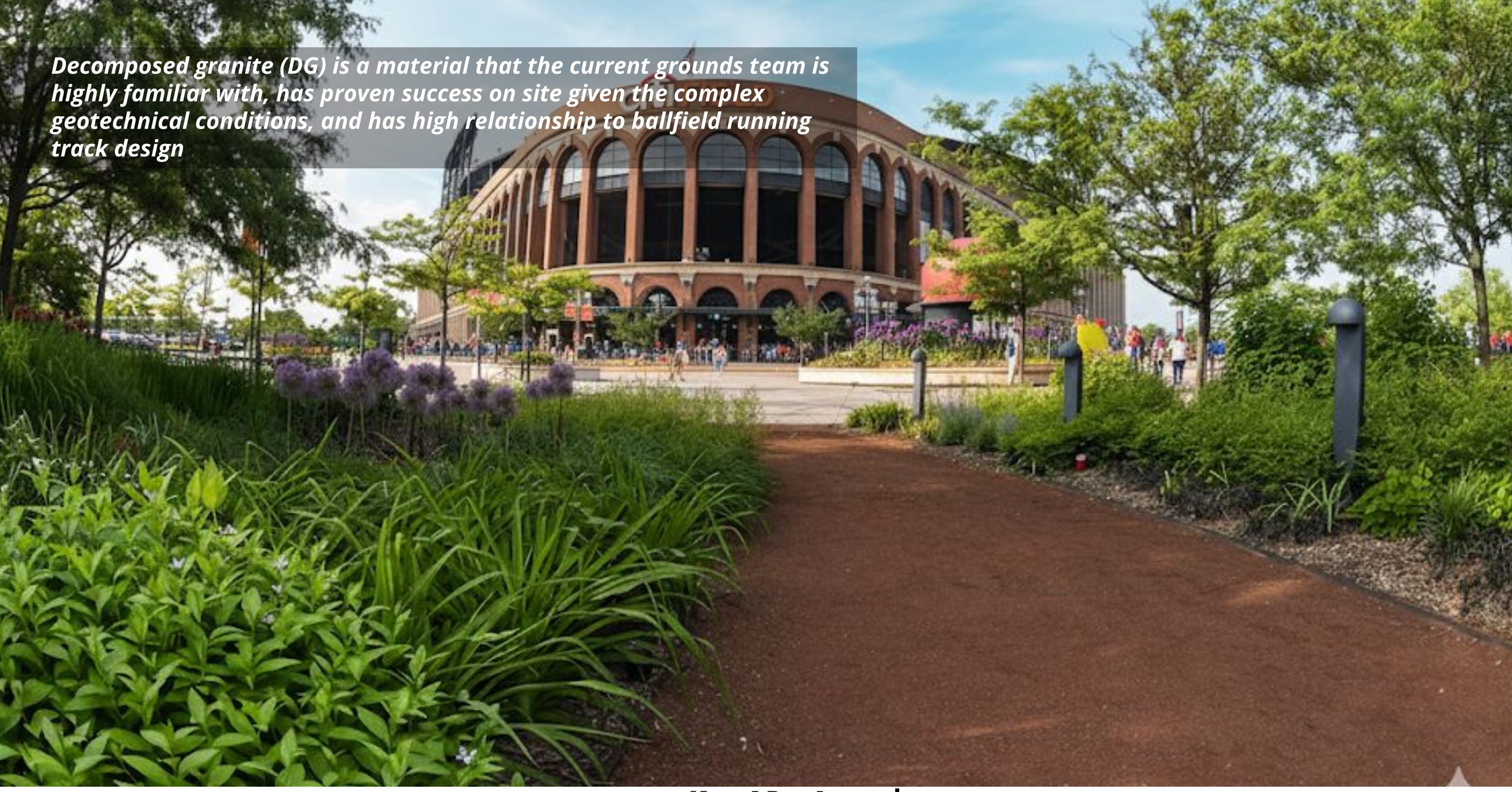

Decomposed granite (DG) is a material that the current grounds team is highly familiar with, has proven success on site given the complex geotechnical conditions, and has high relationship to ballfield running track design

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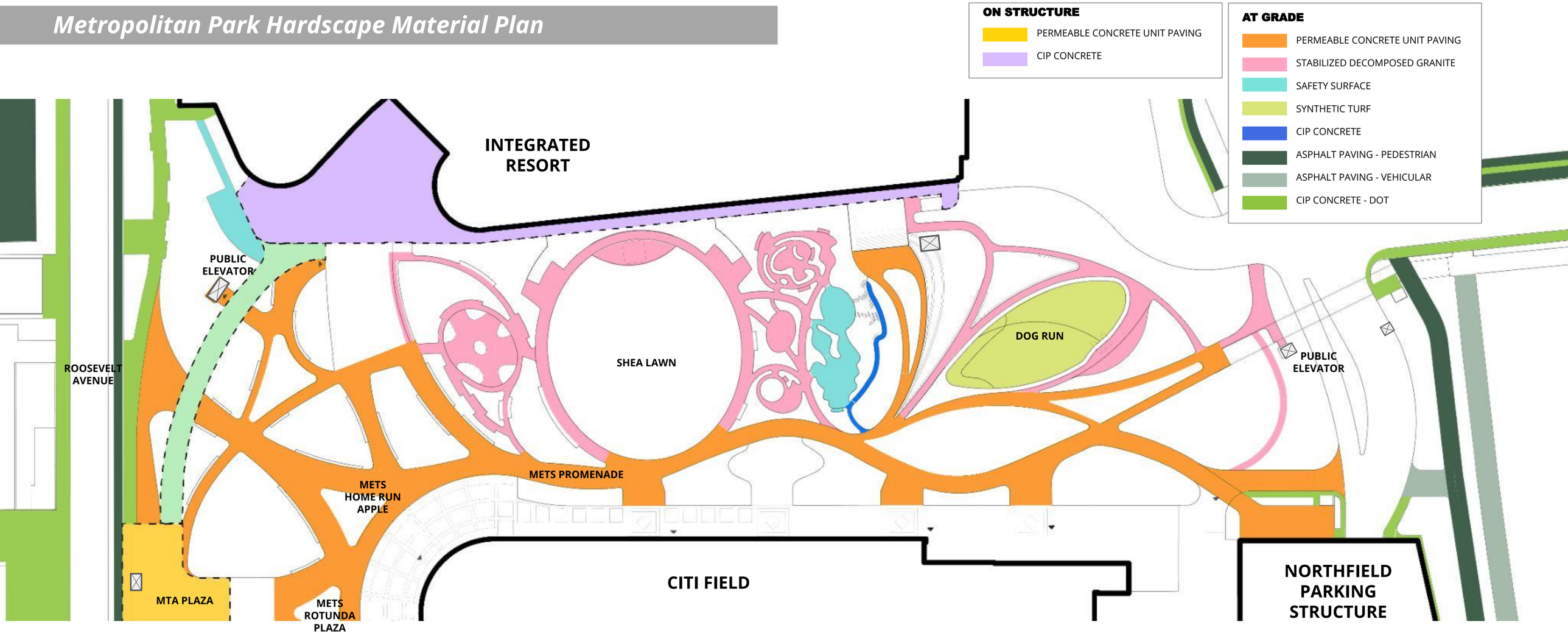
Metropolitan Park Hardscape Material Plan



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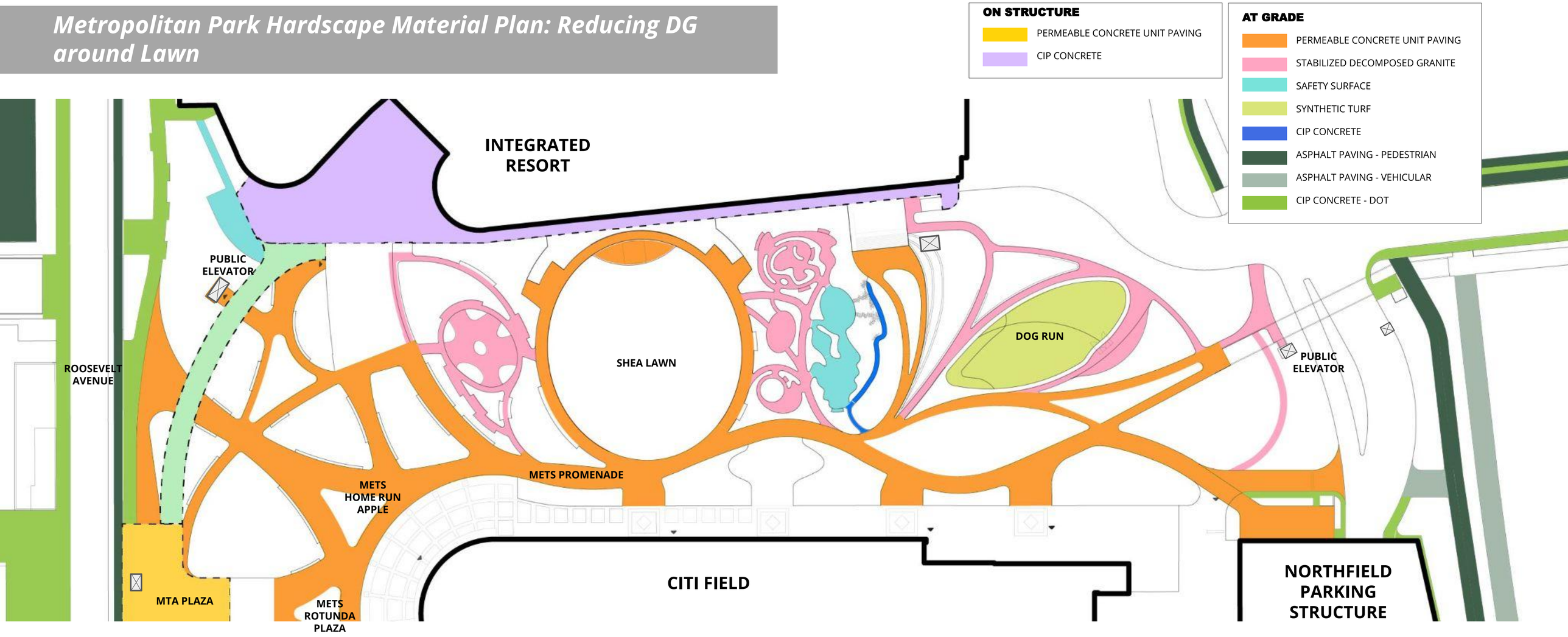
Metropolitan Park Hardscape Material Plan: Reducing DG around Lawn



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The site is transformed with a new expansive park featuring lush and diverse open spaces including open lawns for flexible active uses

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The site is transformed with a new expansive park featuring lush and diverse open spaces including open lawns for flexible active uses

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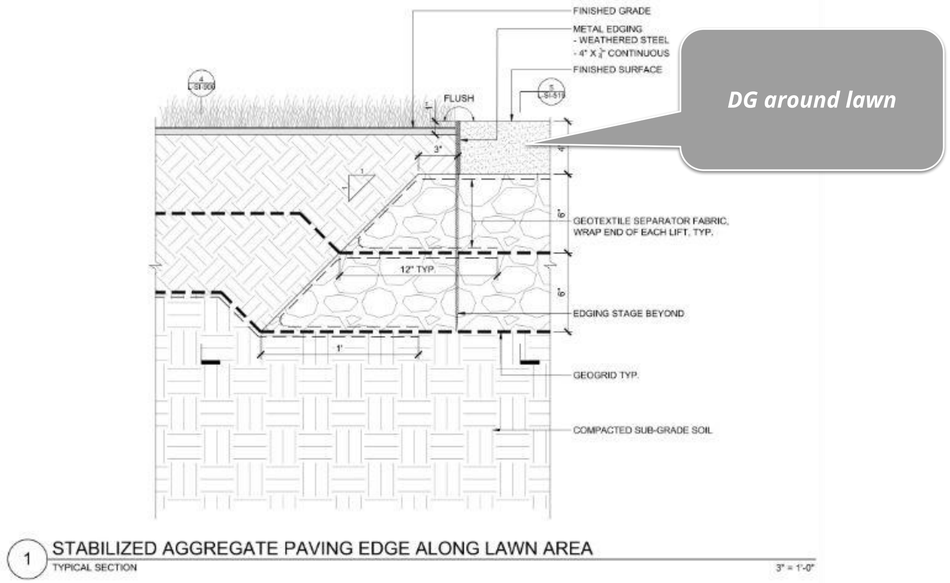

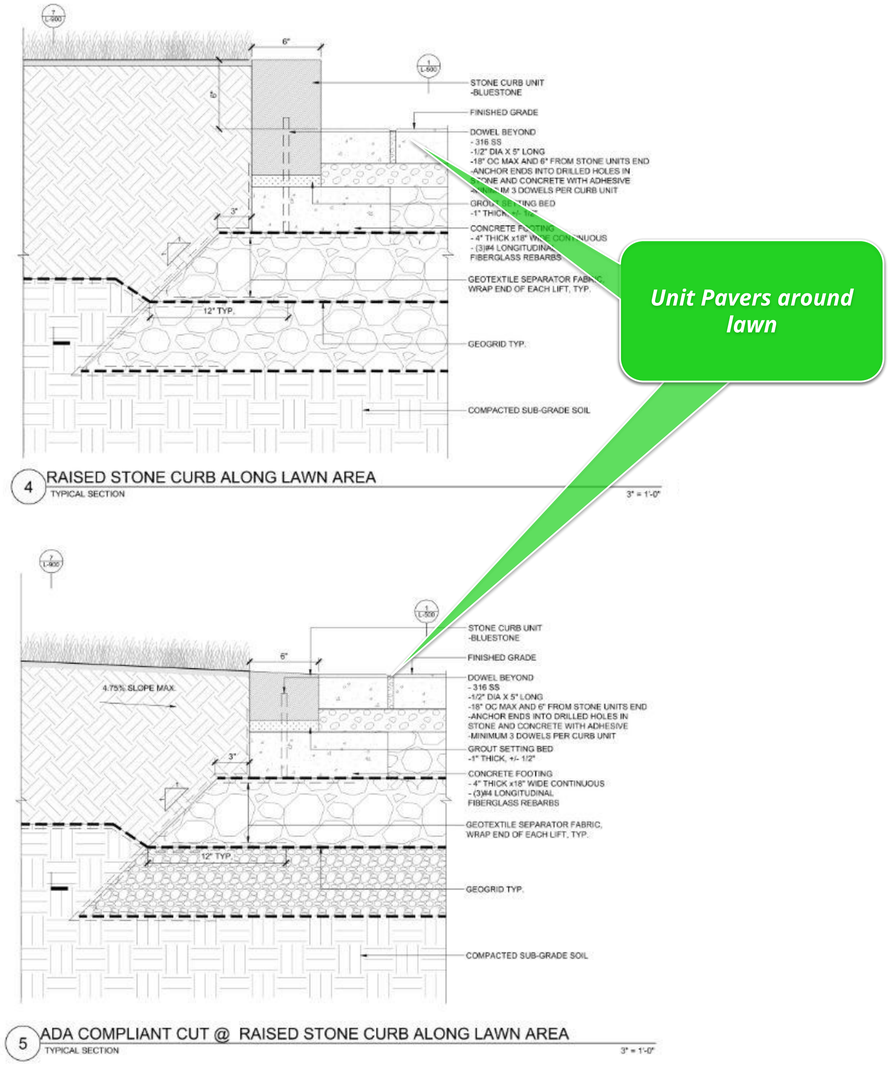

PREVIOUS DESIGN

UPDATED DESIGN

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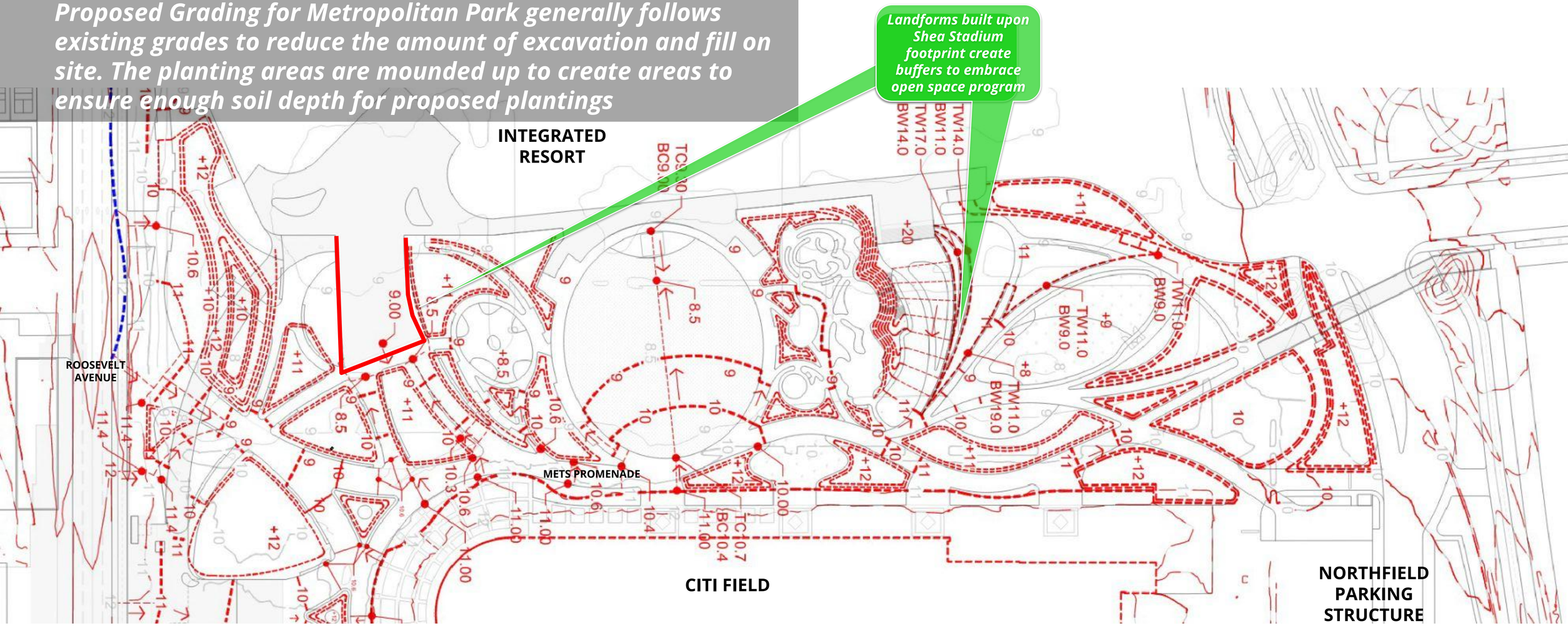
Proposed Grading for Metropolitan Park generally follows existing grades to reduce the amount of excavation and fill on site. The planting areas are mounded up to create areas to ensure enough soil depth for proposed plantings



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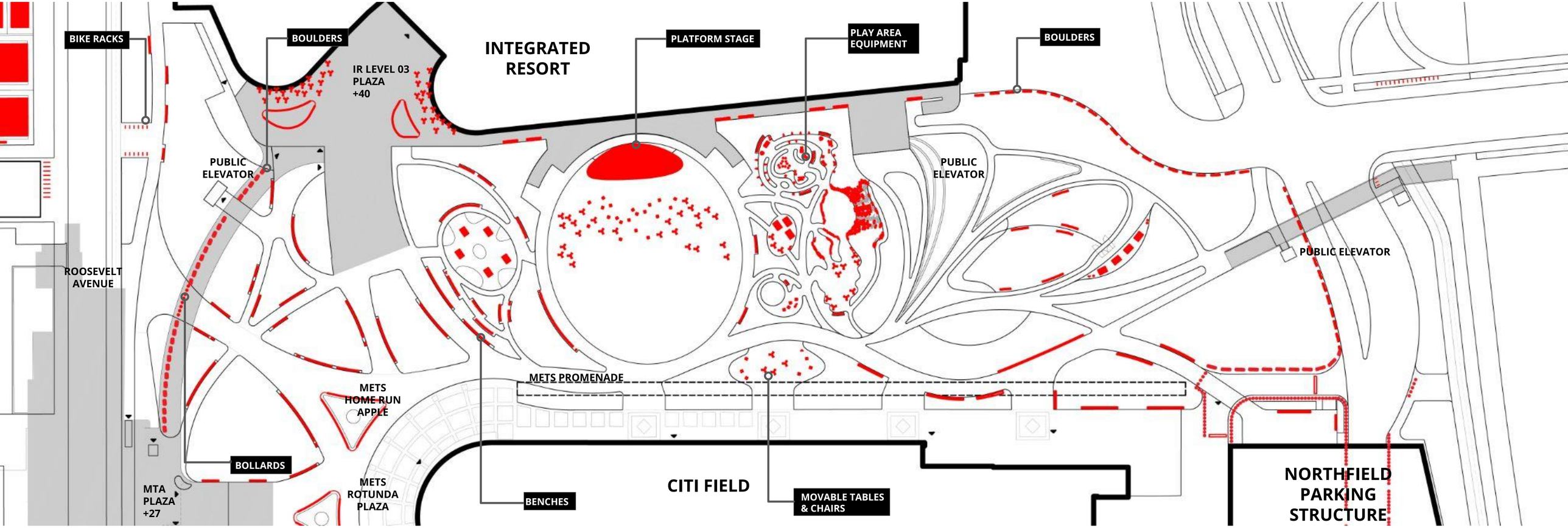
Furnishing Plan for Metropolitan Park



ELEVATED LEVEL
IR LEVEL 03 PLAZA + MTA PLAZA

N

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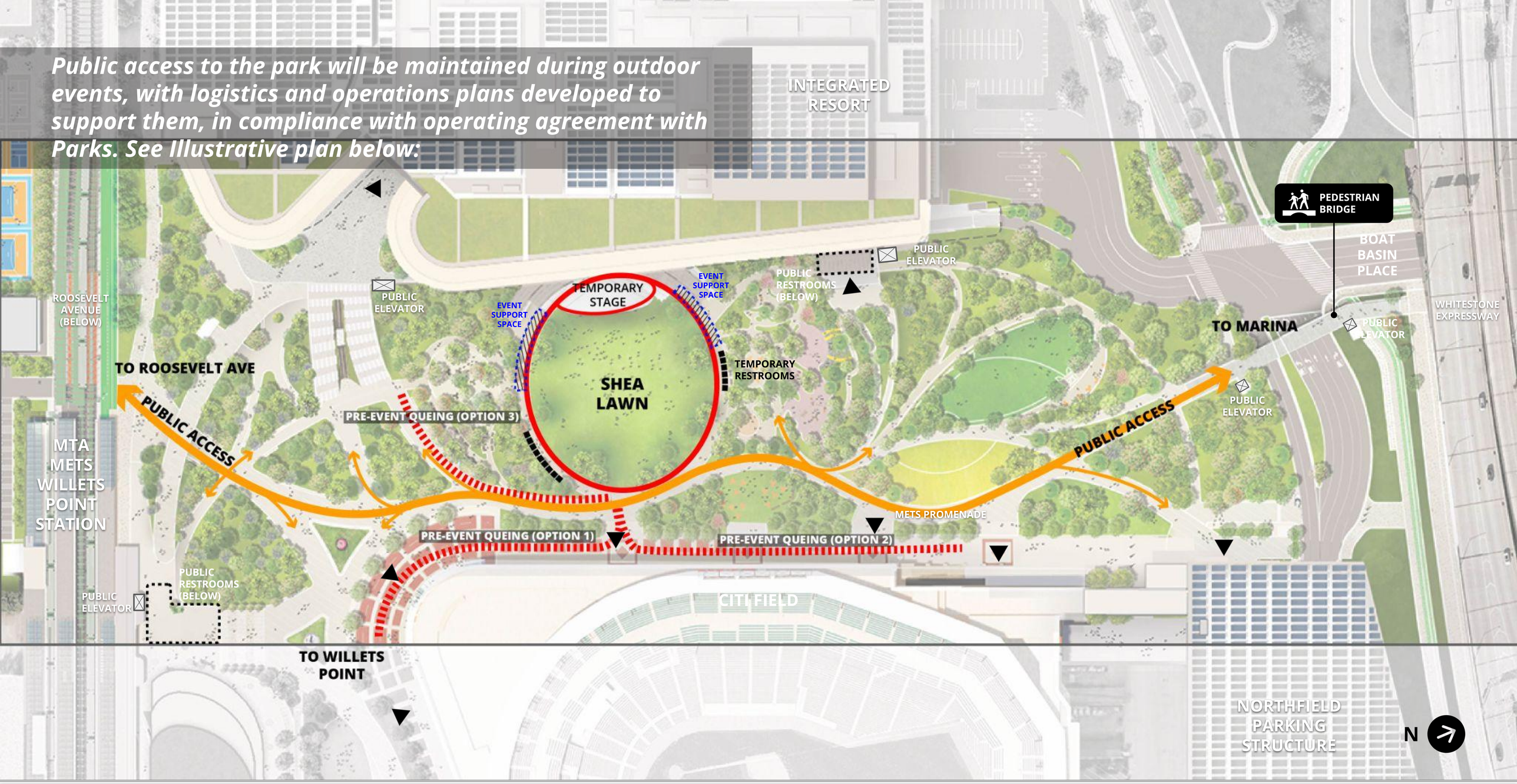
Public access to the park will be maintained during outdoor events, with logistics and operations plans developed to support them, in compliance with operating agreement with Parks. See Illustrative plan below:



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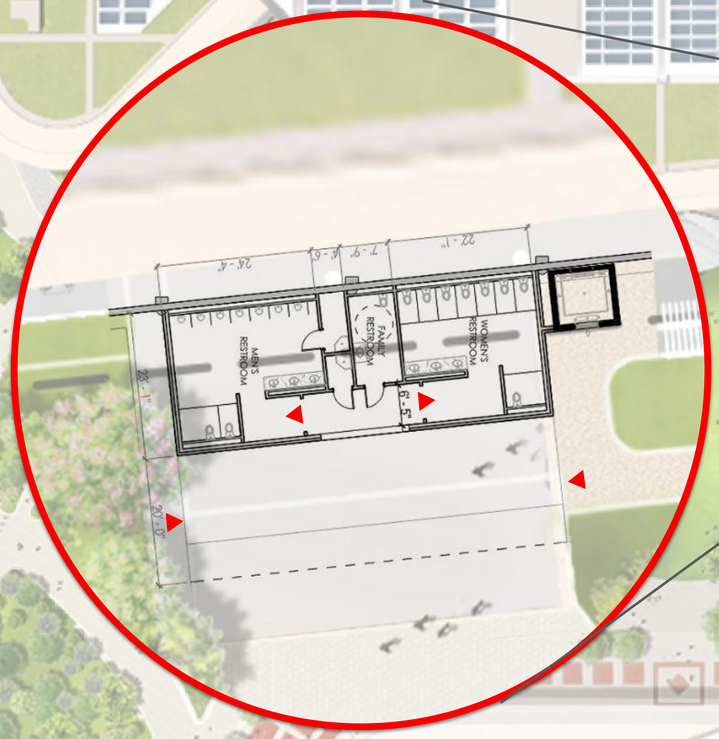
A dedicated public restroom is located at the north side of the park, in addition to the public bathroom at the Mets Willets MTA station



MTA METS WILLETS POINT STATION

NORTHFIELD PARKING STRUCTURE

N

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An inclusive and active zone with nature inspired elements for children of all ages. Team is committed to delivering a park that meets NYC standards and provides an exciting, welcoming, and fully safe + inclusive playground experience

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The site is transformed with a new expansive park featuring lush and diverse open spaces

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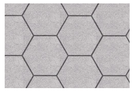
BENCH TYPE 01:
(Perisphere, Landscape Forms)

TRASH CAN TYPE 01:
(Lakeside Litter, Landscape Forms)

BOLLARD TYPE 01:
(Stainless Steel Operable Bollards, K4 Crash Rated)

PLANTING 01: South Gateway Woodland



P-102: Permeable Concrete Unit Paving - Gray - On Grade - Vehicular

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Shaded picnic areas provide comfortable spaces for group gatherings and celebrations

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ROOSEVELT AVENUE

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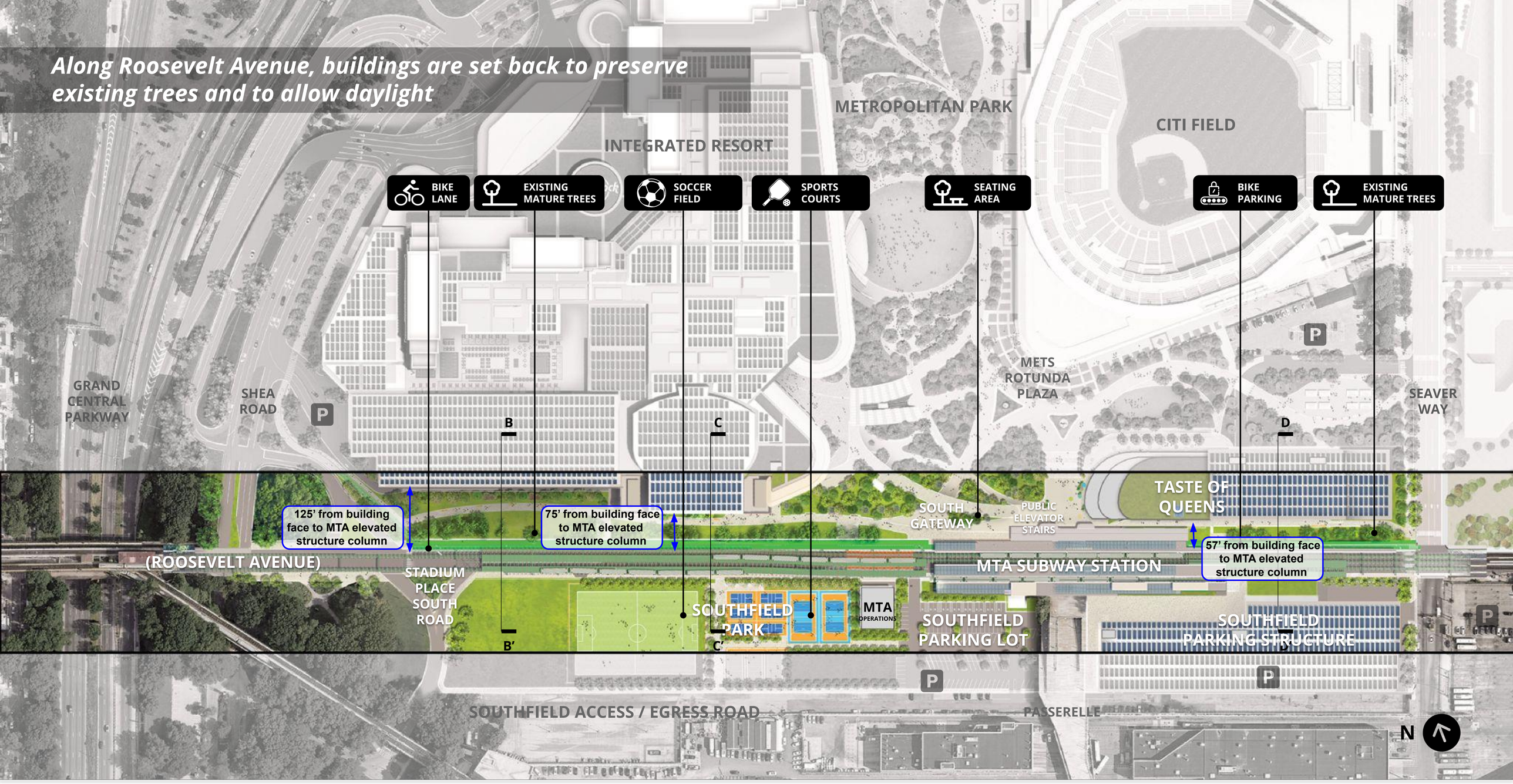
Along Roosevelt Avenue, buildings are set back to preserve existing trees and to allow daylight



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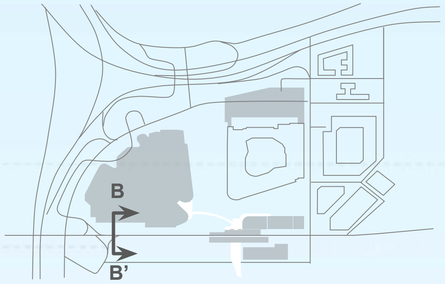
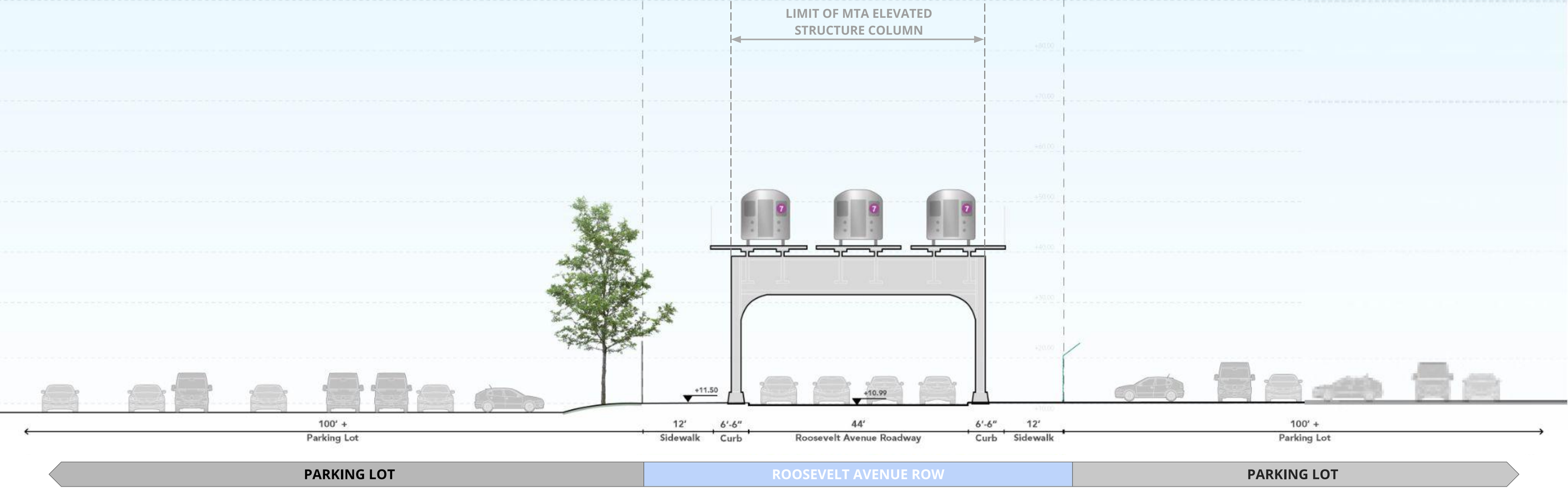
In the present condition, cars are parked close to the sidewalk with little to no buffer

Existing Conditions





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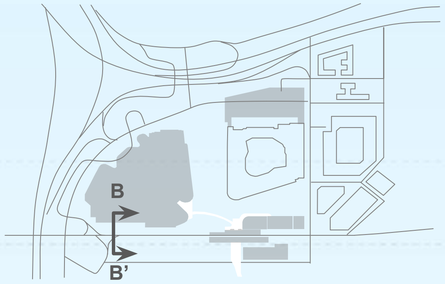
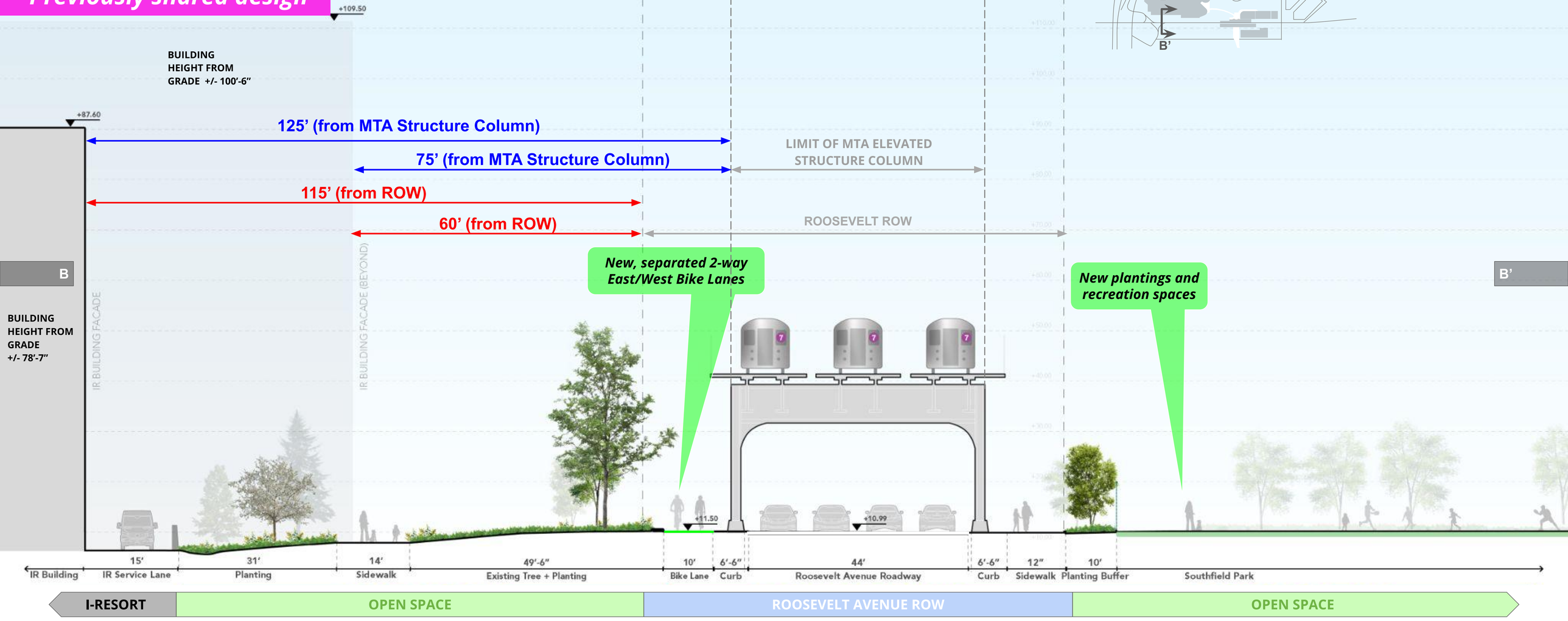
Previous Roosevelt Avenue Park Section with Exposed Service Lane

Previously shared design





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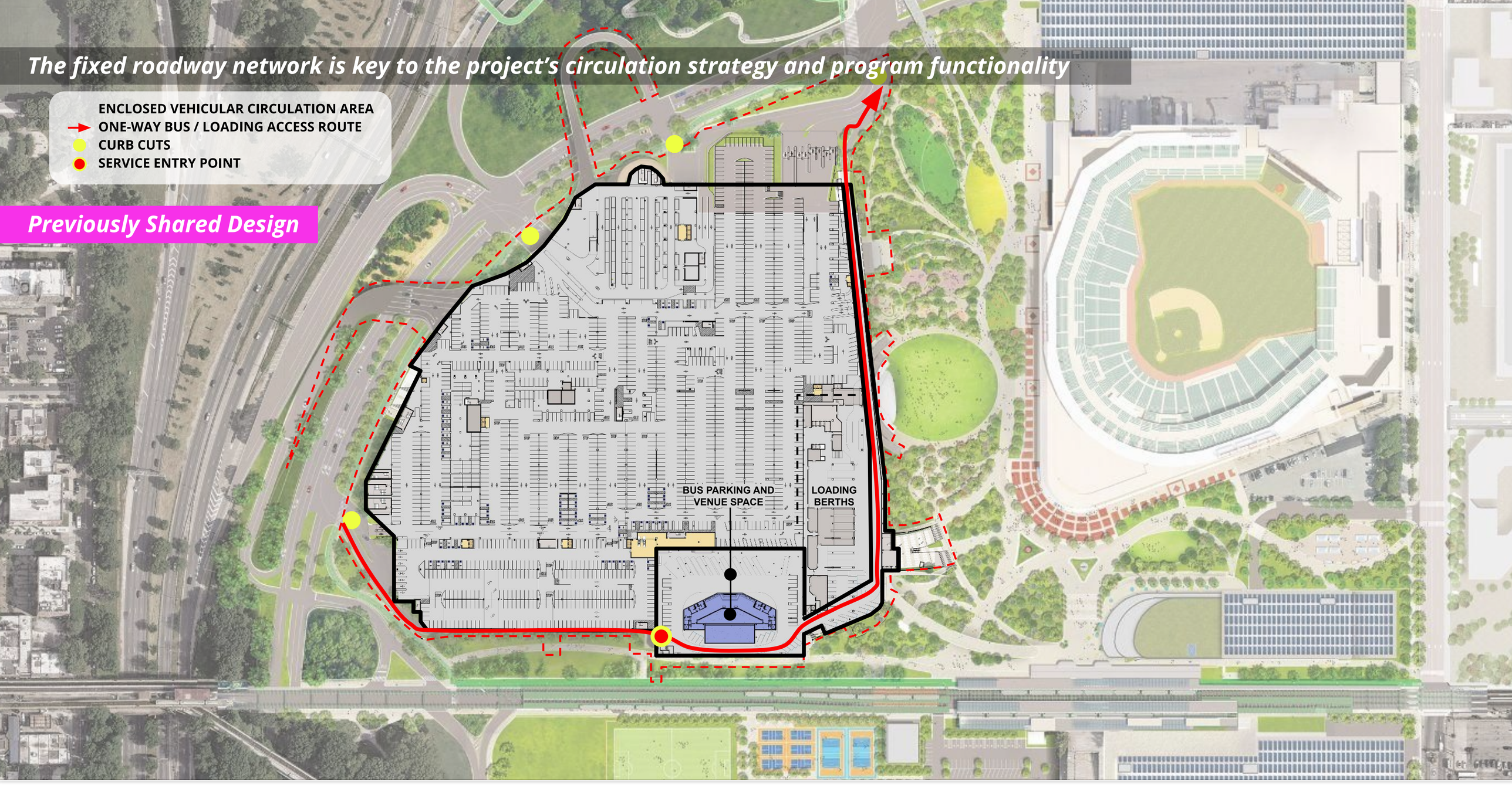
The fixed roadway network is key to the project's circulation strategy and program functionality

ENCLOSED VEHICULAR CIRCULATION AREA
ONE-WAY BUS / LOADING ACCESS ROUTE
CURB CUTS
SERVICE ENTRY POINT

Previously Shared Design



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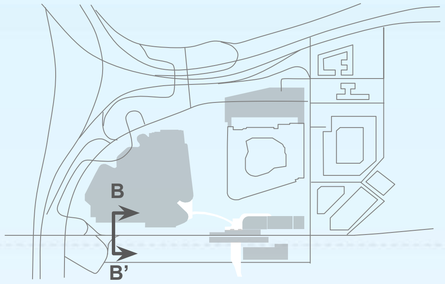
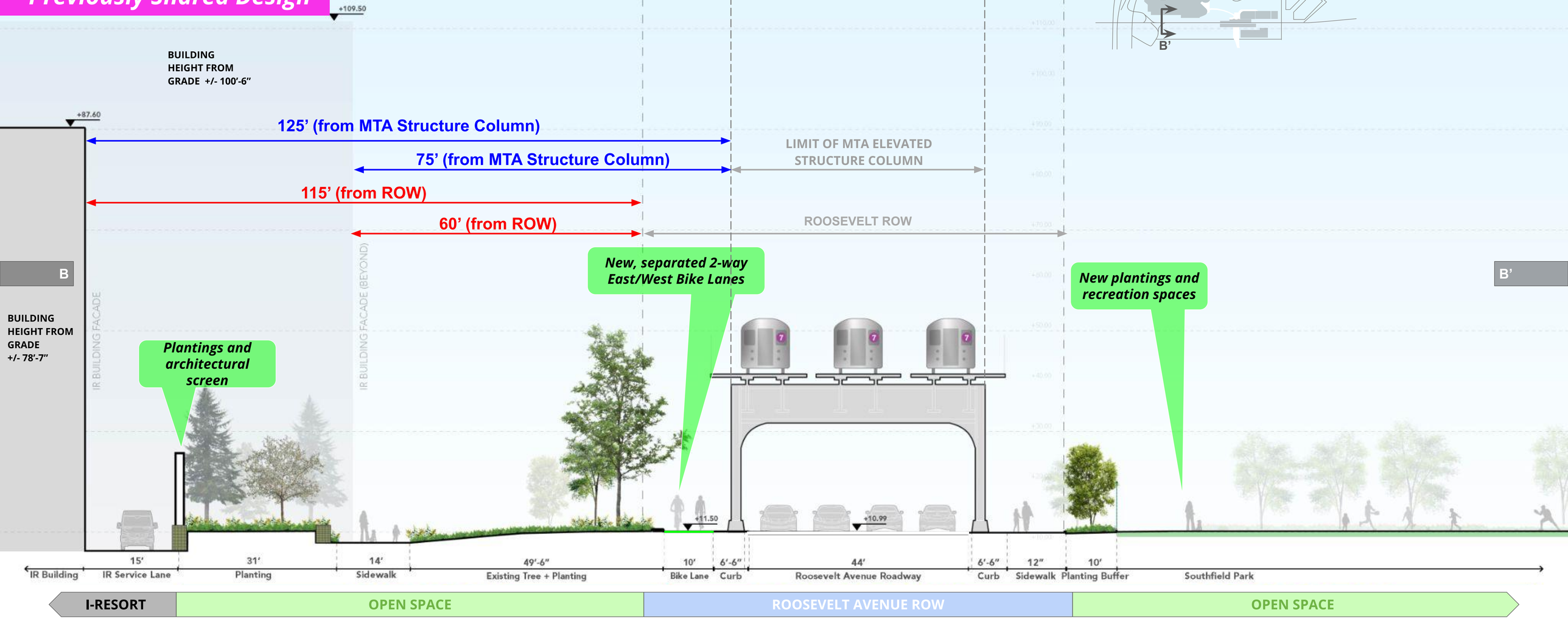
Applicant has revised the design to incorporate an architectural screen between the Roosevelt Avenue park and the portion of the service lane that is exterior to the building

Previously Shared Design





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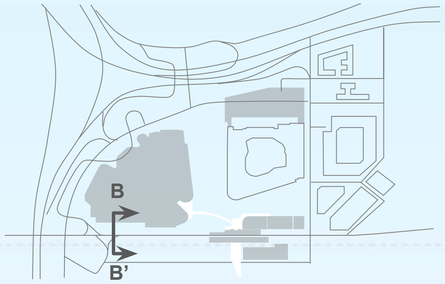
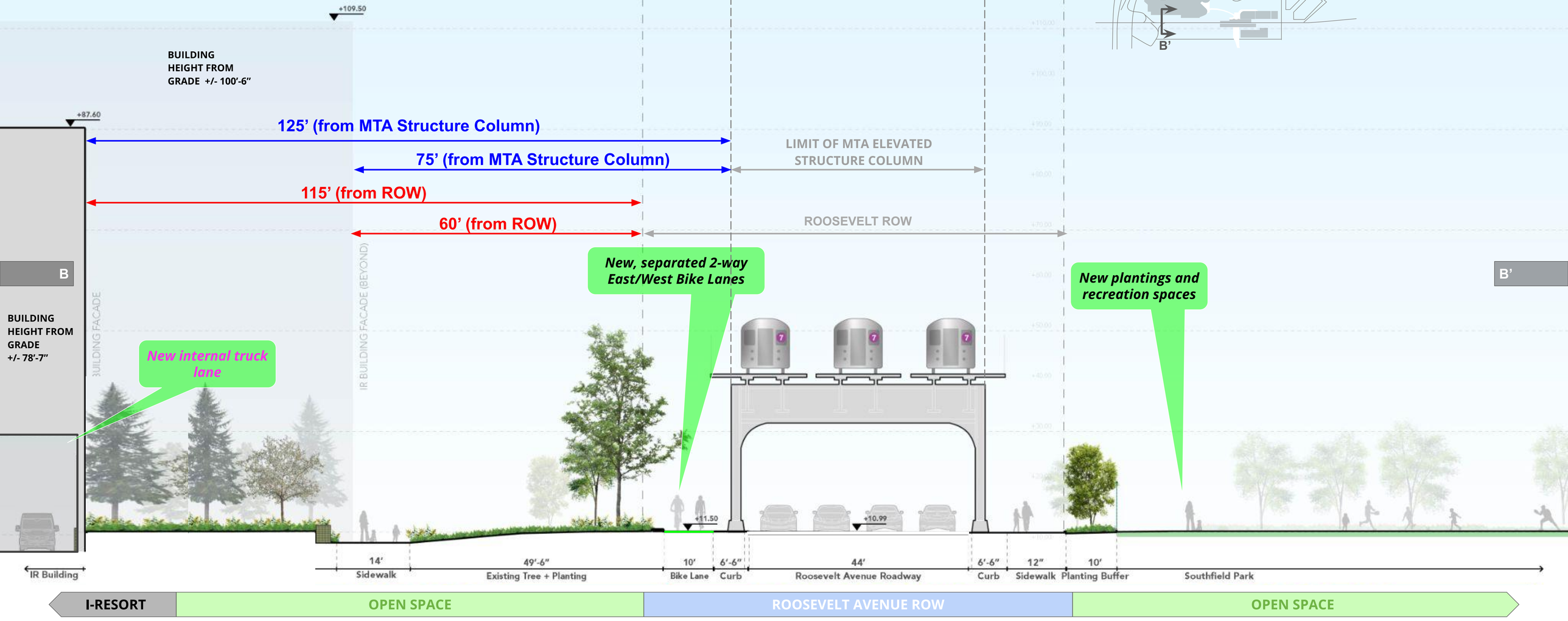
Applicant has revised the design to incorporate the service access within the building footprint

Revised Design





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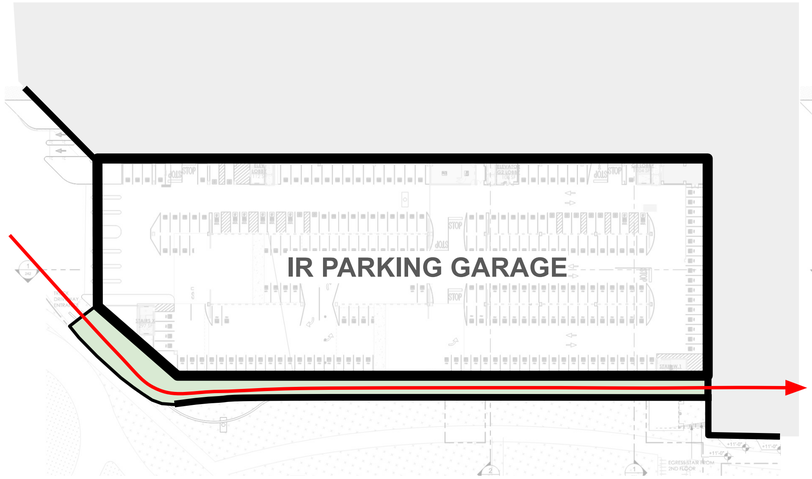
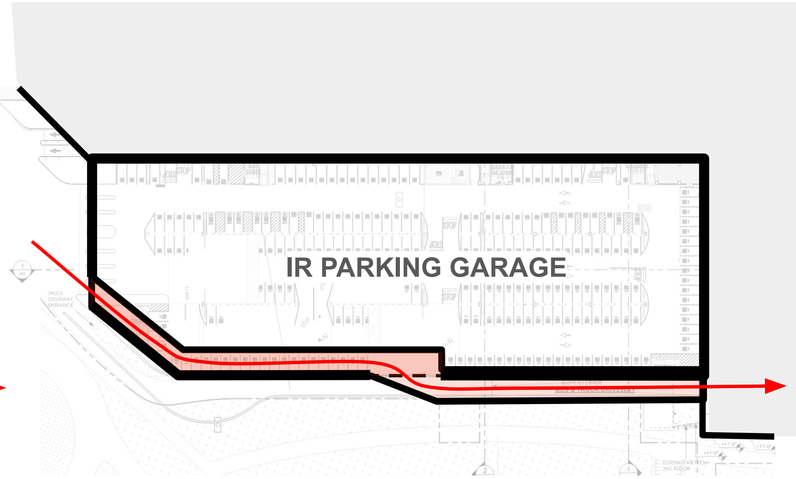
Truck Drive Aisle Updates



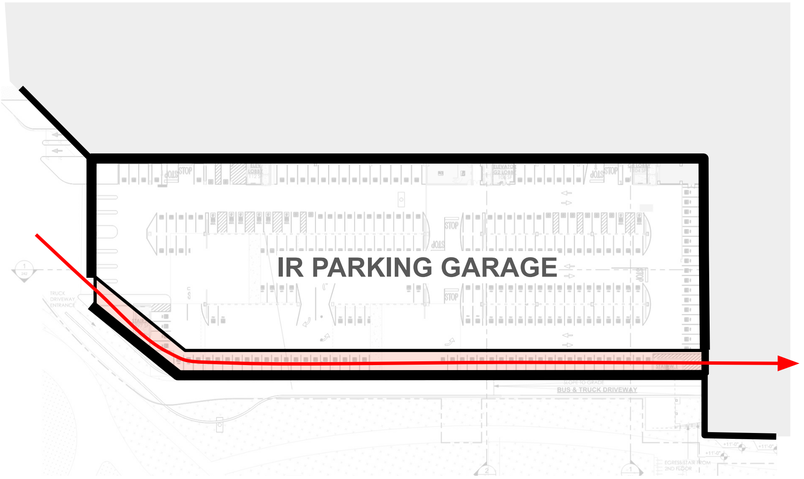
PREVIOUS DESIGN
PREVIOUS DESIGN

Previously Shared Design



OPT 1
PARTIAL IN / PARTIAL OUT

Revised Design



OPT 2
MOVE DRIVE AISLE INTO GARAGE

Revised Design

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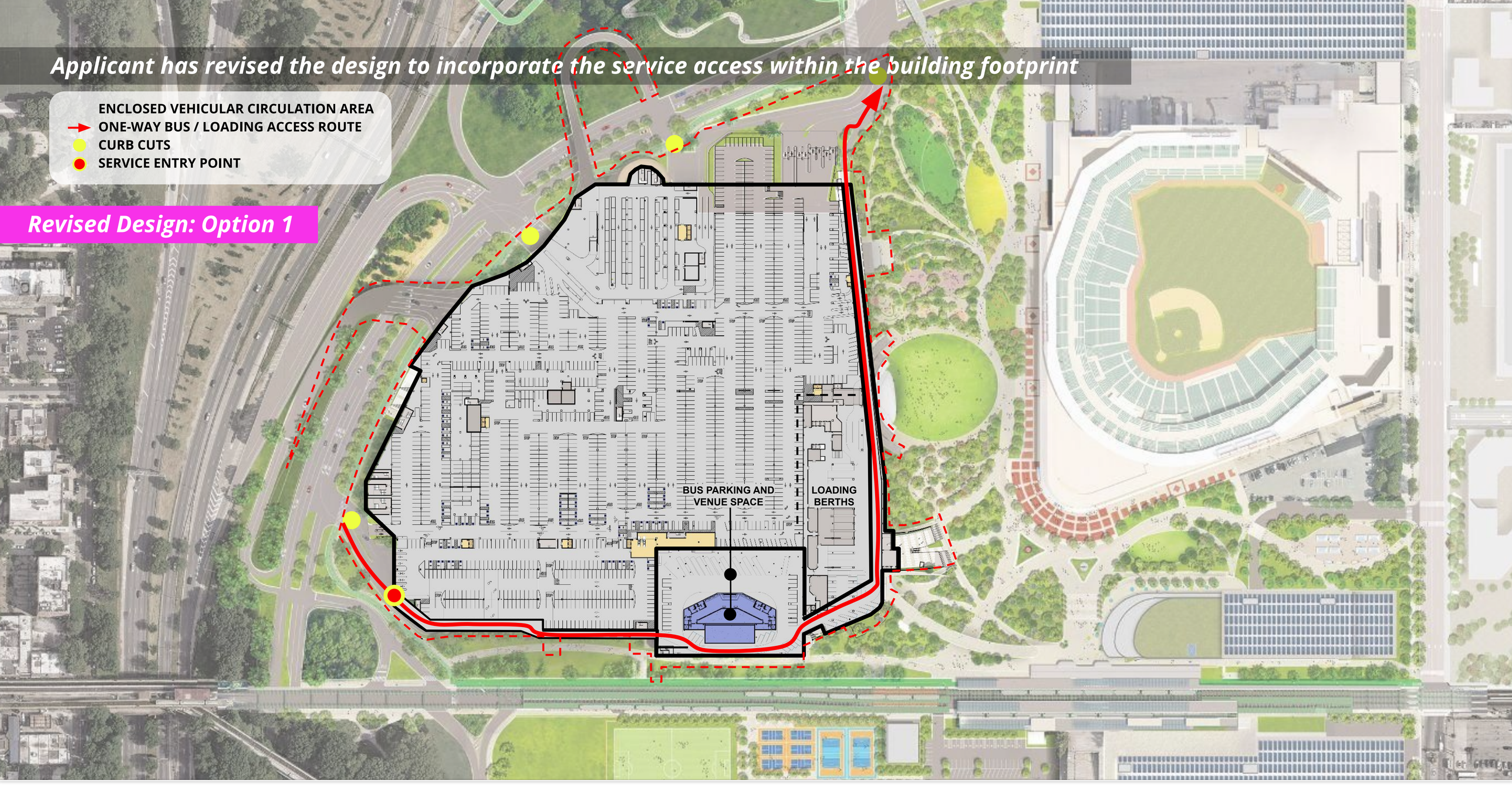
Applicant has revised the design to incorporate the service access within the building footprint

- ENCLOSED VEHICULAR CIRCULATION AREA
- ONE-WAY BUS / LOADING ACCESS ROUTE
- CURB CUTS
- SERVICE ENTRY POINT

Revised Design: Option 1



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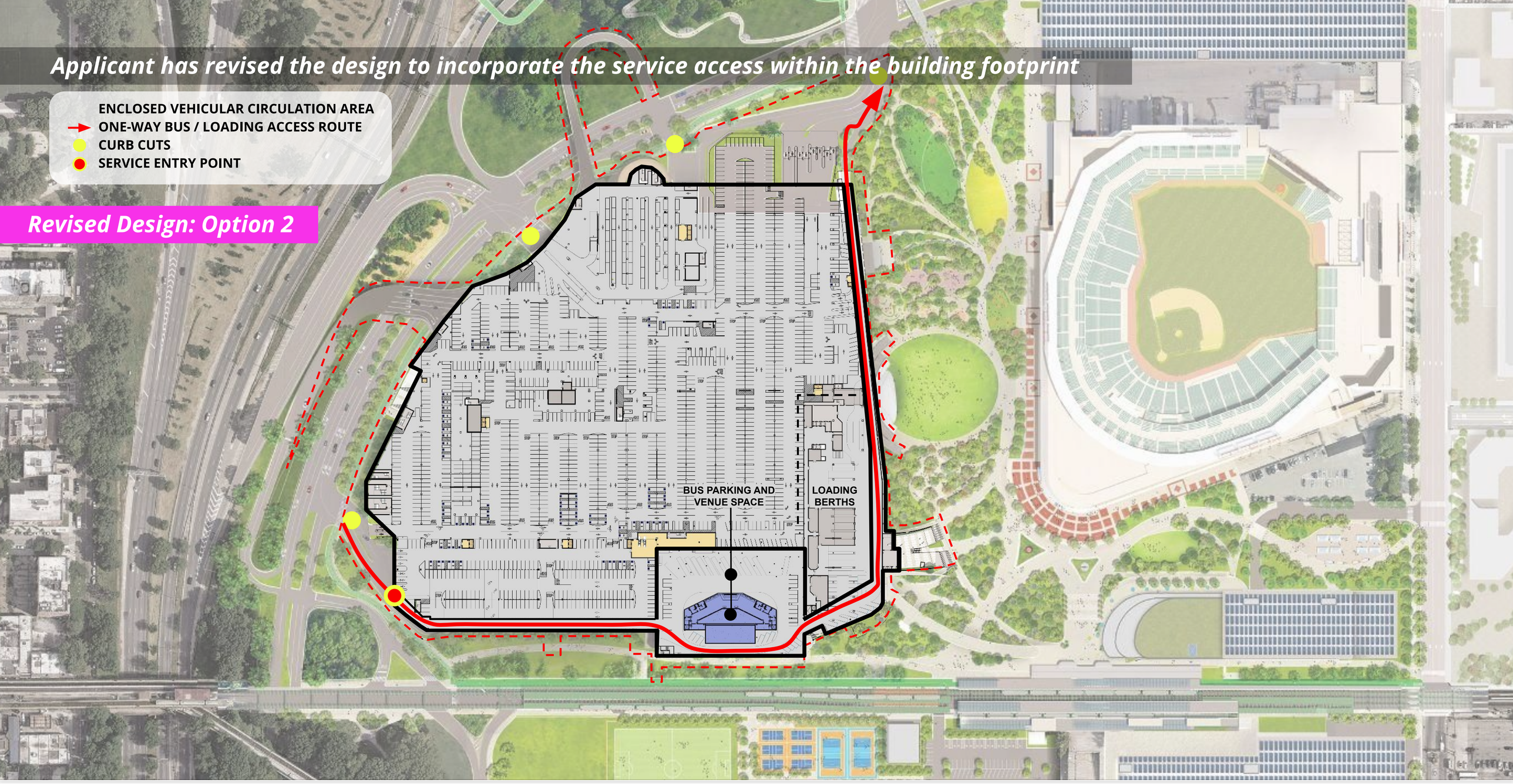
Applicant has revised the design to incorporate the service access within the building footprint

- ENCLOSED VEHICULAR CIRCULATION AREA
- ONE-WAY BUS / LOADING ACCESS ROUTE
- CURB CUTS
- SERVICE ENTRY POINT

Revised Design: Option 2



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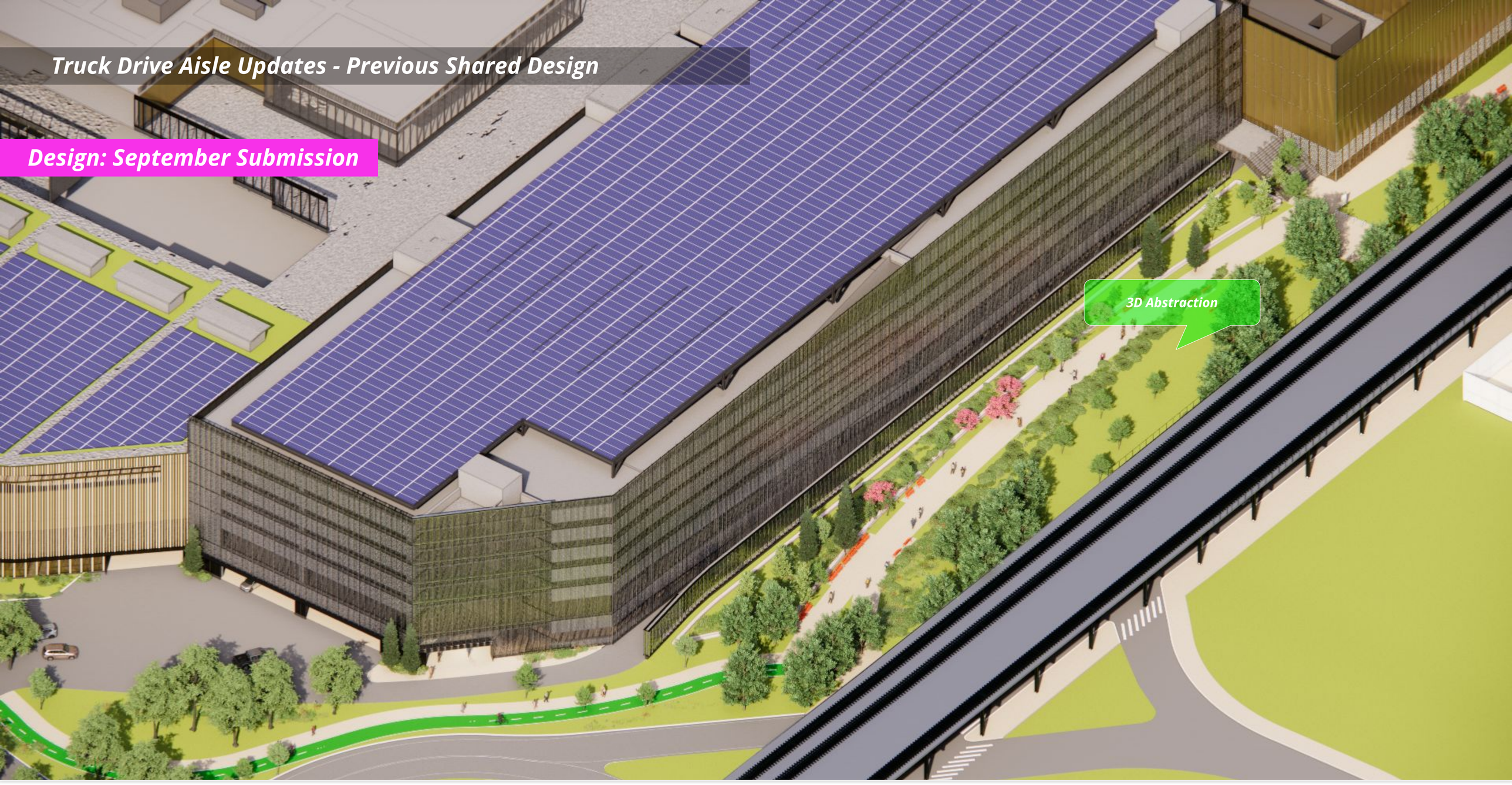
Truck Drive Aisle Updates - Previous Shared Design

Design: September Submission



NYC/EDC

Hard Rock AT METROPOLITAN PARK

shop fieldoperations stv SLCE Pentagram WATG

SUBMISSION FOR PRELIMINARY REVIEW

21 OCTOBER 2025

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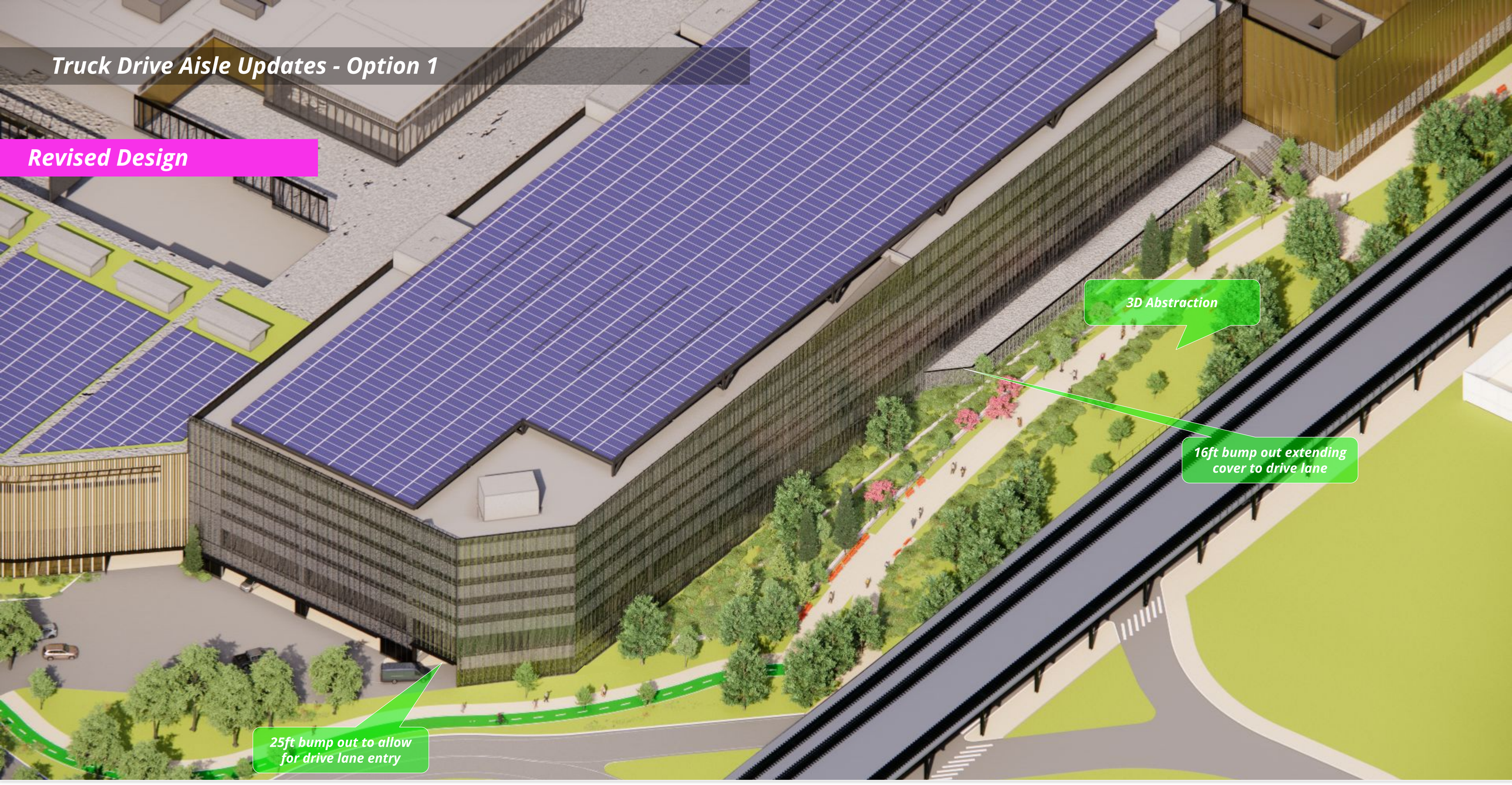
Truck Drive Aisle Updates - Option 1

Revised Design



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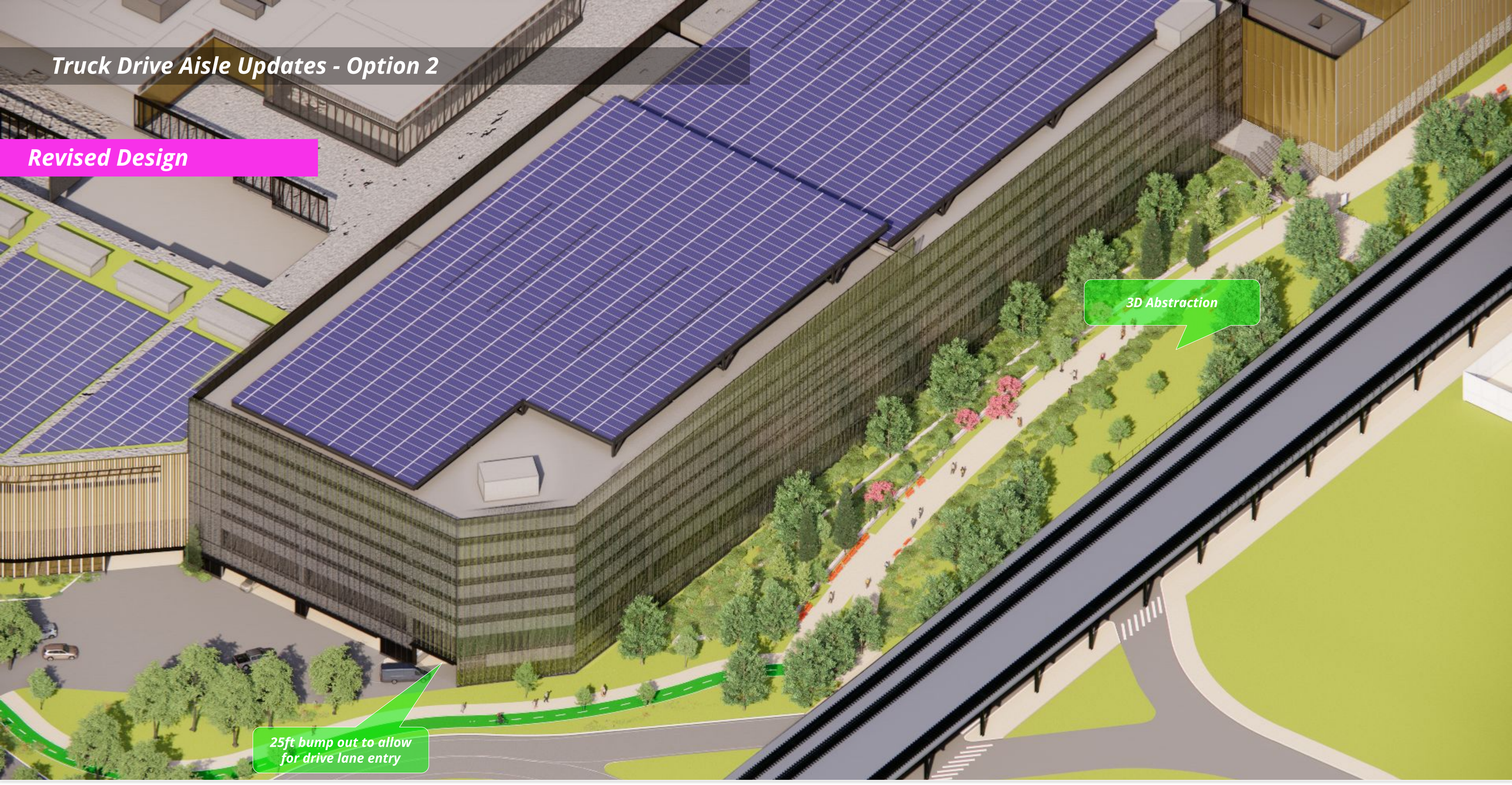
Truck Drive Aisle Updates - Option 2

Revised Design



NYC/EDC

Hard Rock AT METROPOLITAN PARK

shop fieldoperations stv SLCE Pentagram WATG

SUBMISSION FOR PRELIMINARY REVIEW

21 OCTOBER 2025

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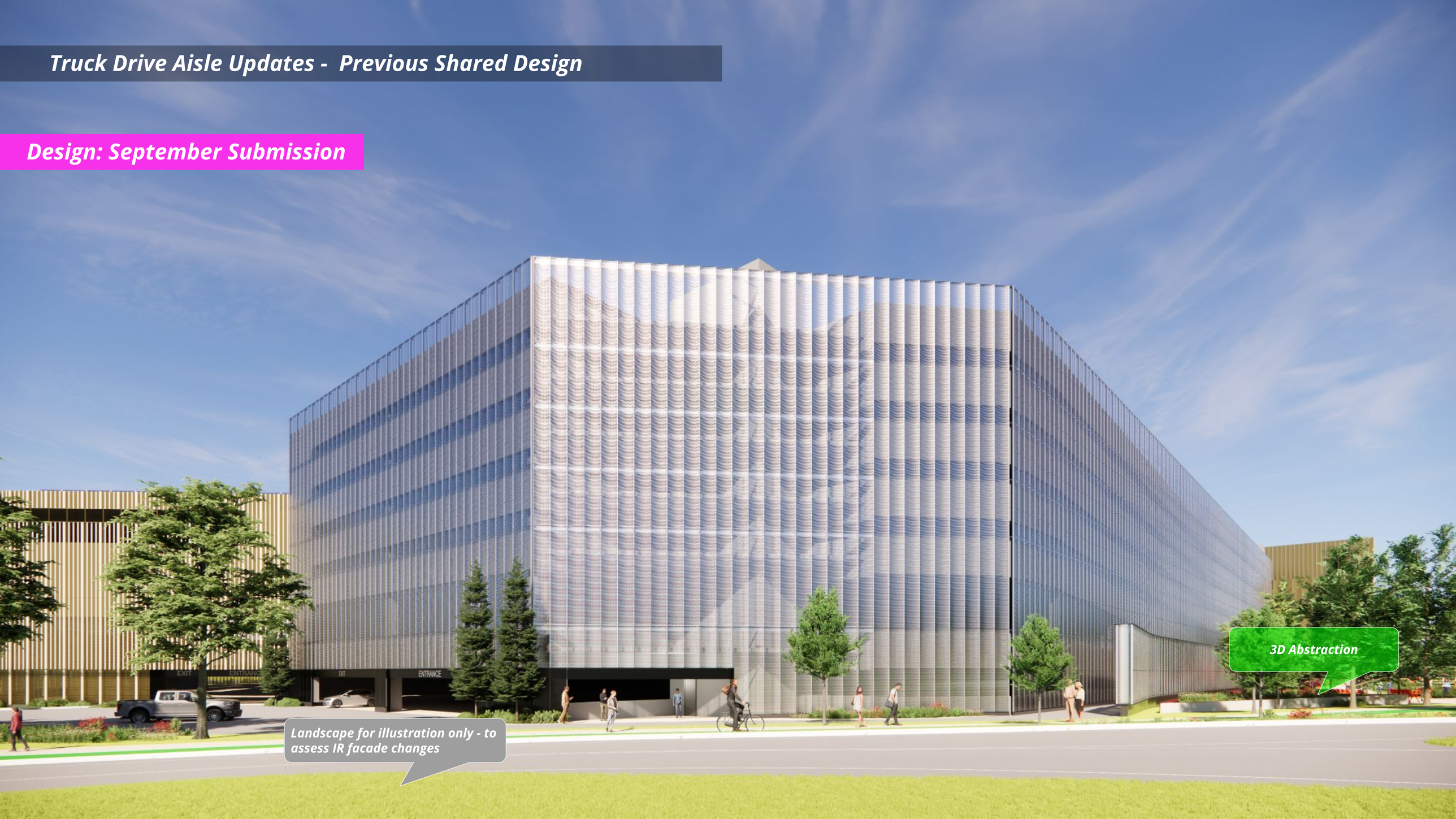
Truck Drive Aisle Updates - Previous Shared Design

Design: September Submission



Truck Drive Aisle Updates - Option 1

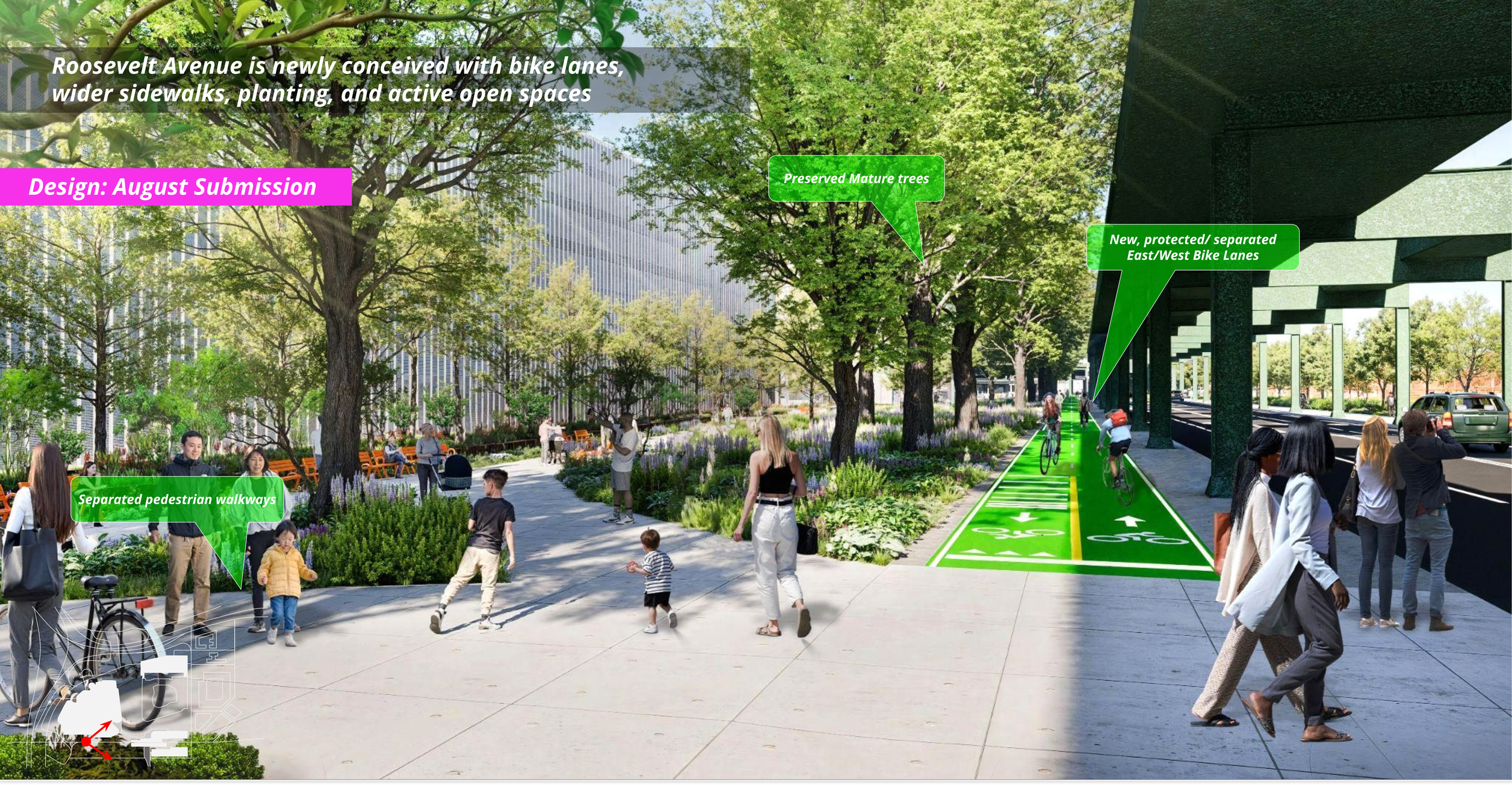
Revised Design

Truck Drive Aisle Updates - Option 2

Revised Design

Roosevelt Avenue is newly conceived with bike lanes, wider sidewalks, planting, and active open spaces

Design: August Submission



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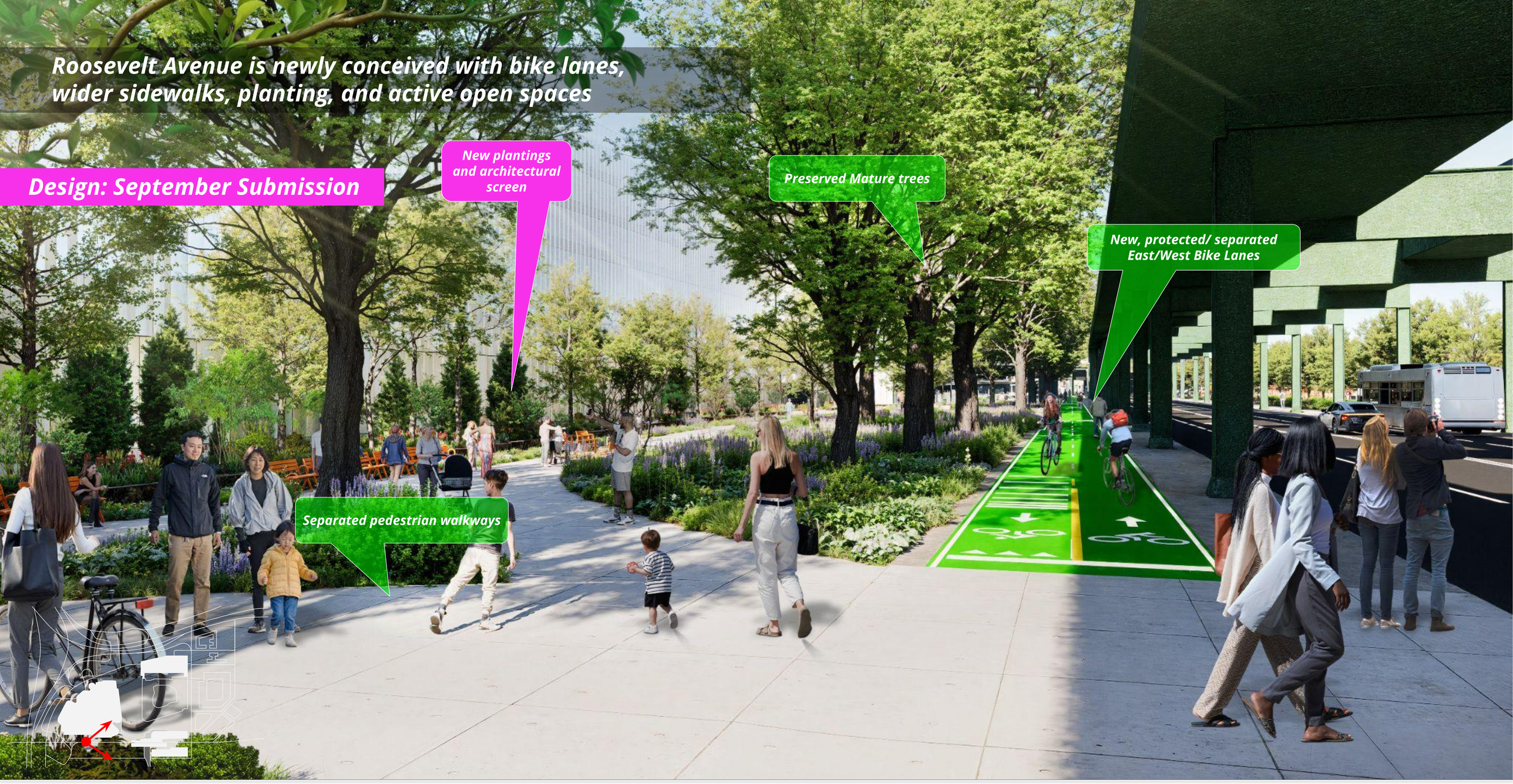
Roosevelt Avenue is newly conceived with bike lanes, wider sidewalks, planting, and active open spaces

Design: September Submission



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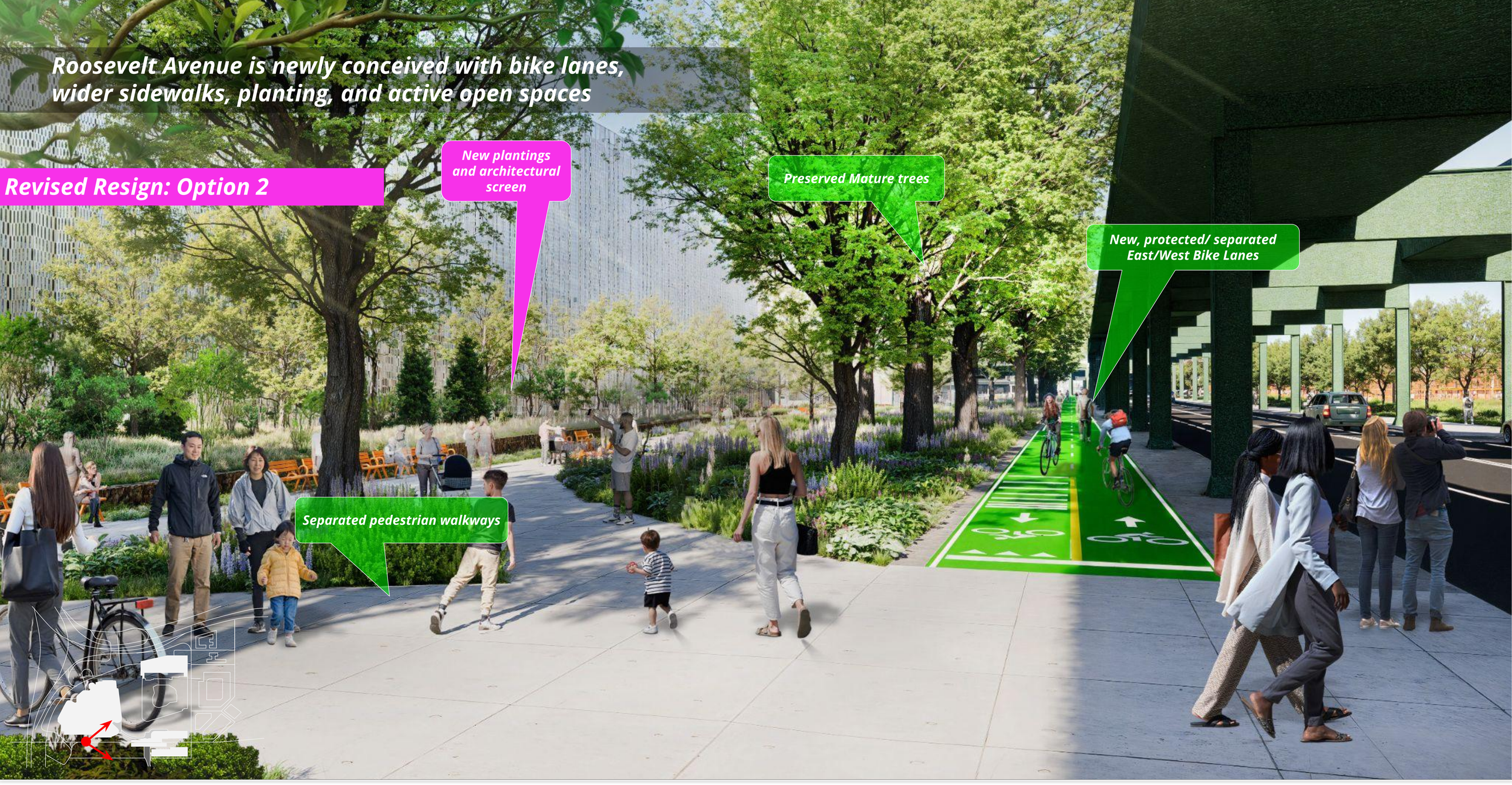
Roosevelt Avenue is newly conceived with bike lanes, wider sidewalks, planting, and active open spaces

Revised Resign: Option 2



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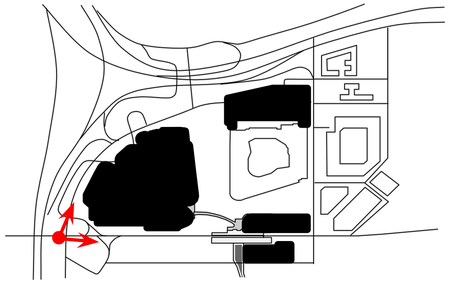
The IR is positioned well back from Roosevelt, with the parking entry on Shea set even farther in, making it barely visible from the Corona entrance. Existing landscape buffers the site today, and these will be further enhanced in the future

EXISTING ROOSEVELT AVENUE, FROM CORONA

PROPOSED ROOSEVELT AVENUE, FROM CORONA



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Roosevelt Avenue is conceived as a new park-like environment, with new planting, new sidewalks, new bike facilities, seating, and preserved mature trees

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BENCH TYPE 03:
(Perisphere Long, Landscape Forms)

TRASH CAN TYPE 02:
(Lakeside Litter, Landscape Forms)

BIKE RACK TYPE 01: City Rack (Large Hoop), NYC DOT

CULTURE WALK: Design TBD

PLANTING 01: Roosevelt Woodland

P-304: CIP Concrete Paving 04 - On Grade - DOT Sidewalk

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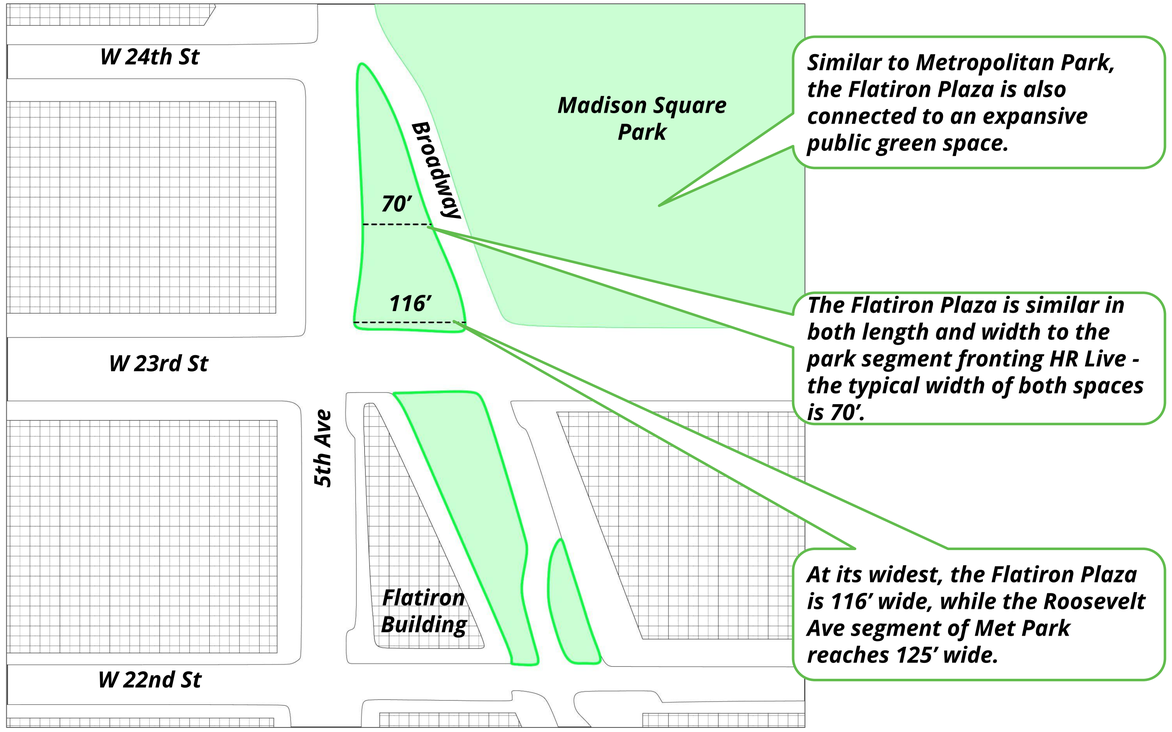
The width of the park space between HR Live and Roosevelt Avenue allows for ample planting and circulation zones and passive recreation, comparable to other successful public spaces in the city



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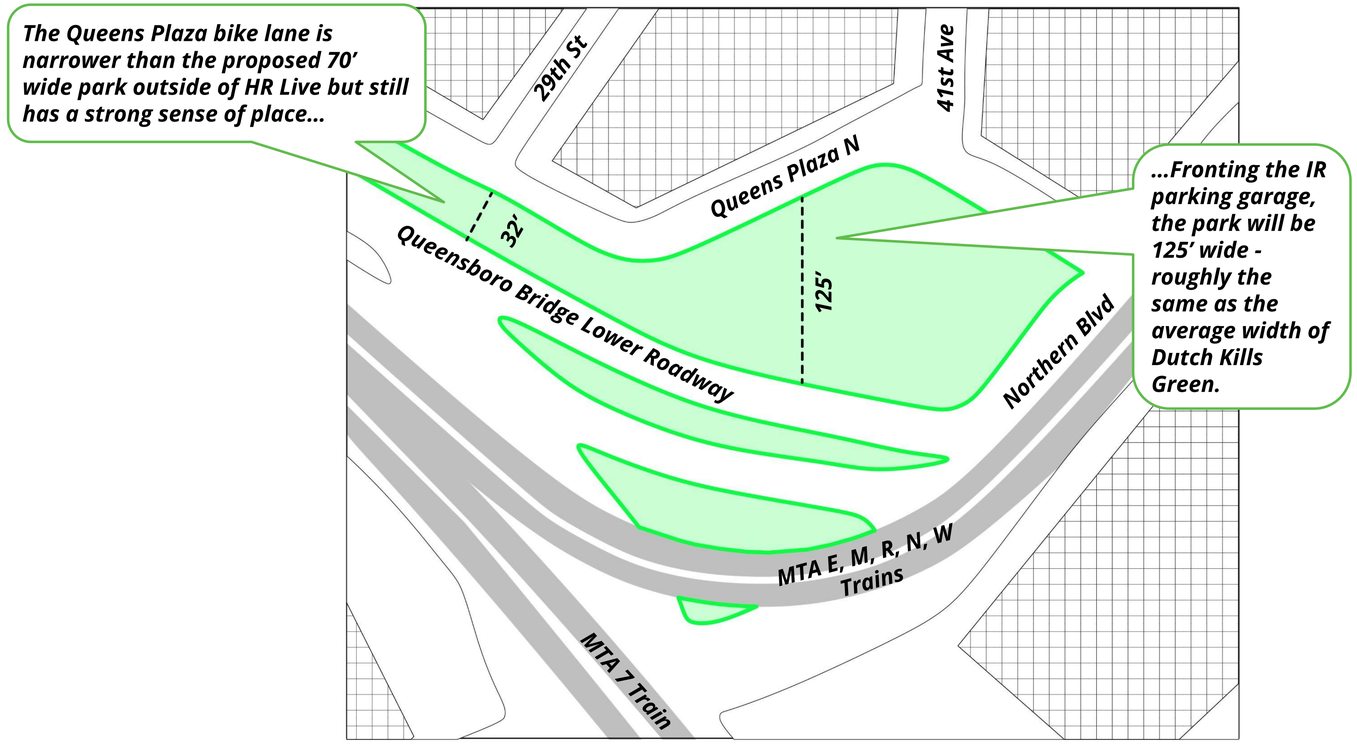
The width of the park space between HR Live and Roosevelt Avenue allows for ample planting and circulation zones and passive recreation, comparable to other successful public spaces in the city

QUEENS PLAZA BIKE LANE
Long Island City, NY

DUTCH KILLS GREEN
Long Island City, NY



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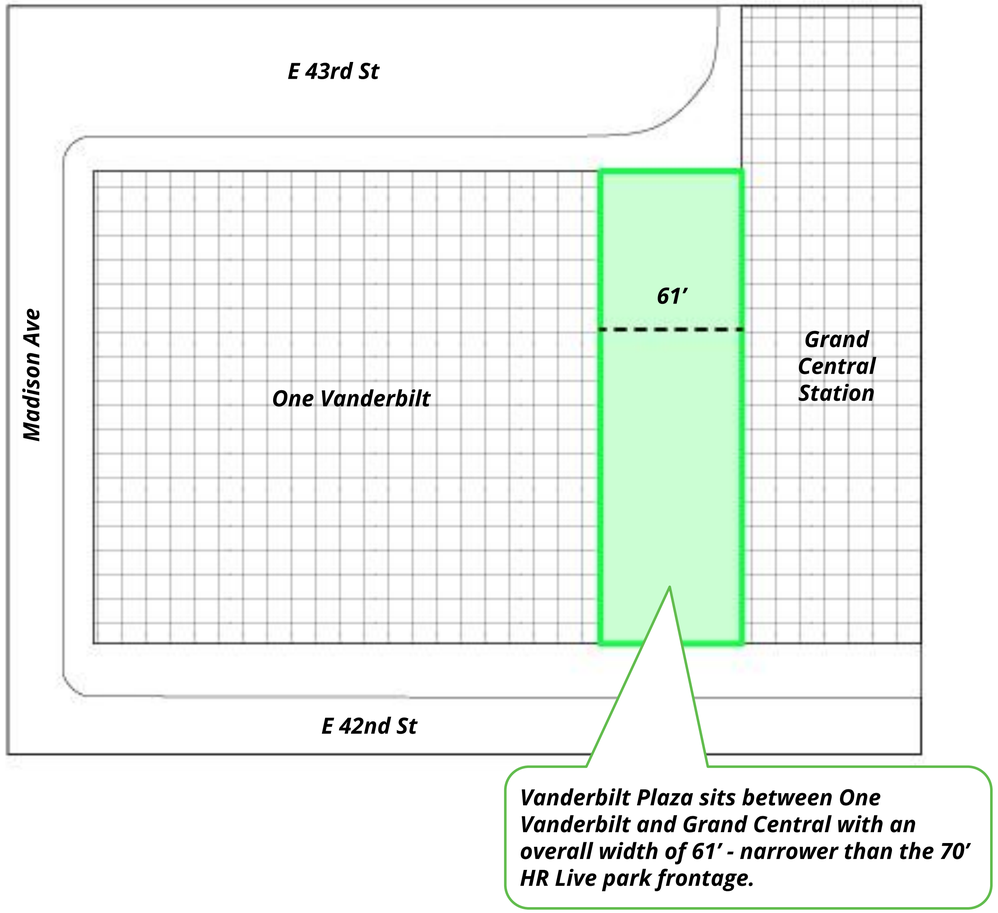
The width of the park space between HR Live and Roosevelt Avenue allows for ample planting and circulation zones and passive recreation, comparable to other successful public spaces in the city



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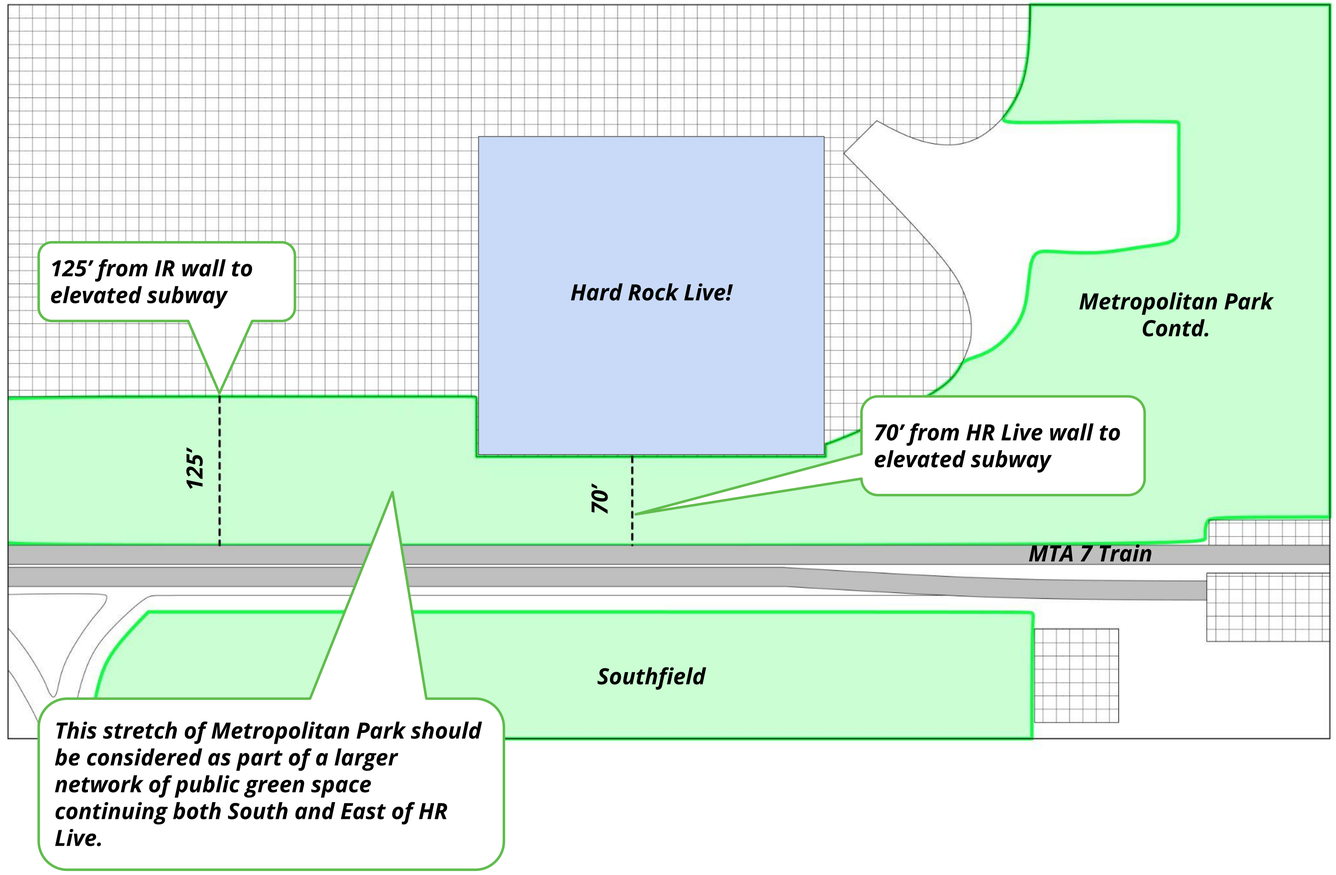

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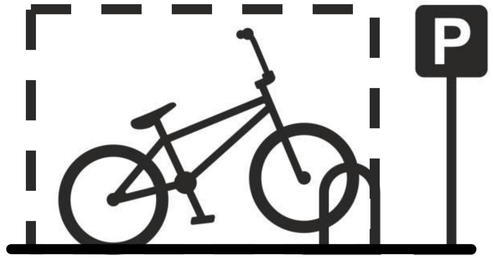
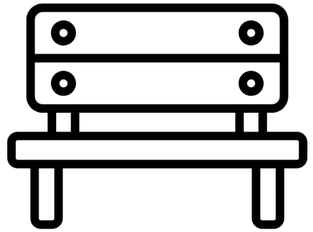
Potential design responses to PDC's desire for activation include integrating open spaces for mobile commercial vending in the broad park entry from the west and other strategies currently under study. Active frontage, at-grade, is not possible given the flood risk. Occupied program must be elevated

POTENTIAL PROGRAMMING ON ROOSEVELT OPEN SPACE



BIKE LOCKERS

STREET FOOD VENDORS



SEATING AREAS

CULTURE WALK

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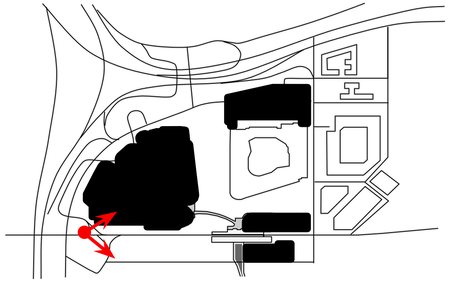
Potential design responses to PDC's desire for activation include integrating open spaces for mobile commercial vending in the broad park entry from the west and other strategies currently under study. Active frontage, at-grade, is not possible given the flood risk. Occupied program must be elevated

PROPOSED ROOSEVELT AVENUE, NORTH SIDE



POTENTIAL TO INCLUDE SPACES AND PROVISIONS FOR MOBILE VENDING FOR COMMERCIAL ACTIVATION

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The Hard Rock Live ground floor is activated by a Queens Culture Walk and secure bike storage lockers integrated into the facade. The modulation of the facade above has also been developed to create greater variation and break down the massing and scale of the building

PREVIOUS FACADE DESIGN

CURRENT FACADE DESIGN

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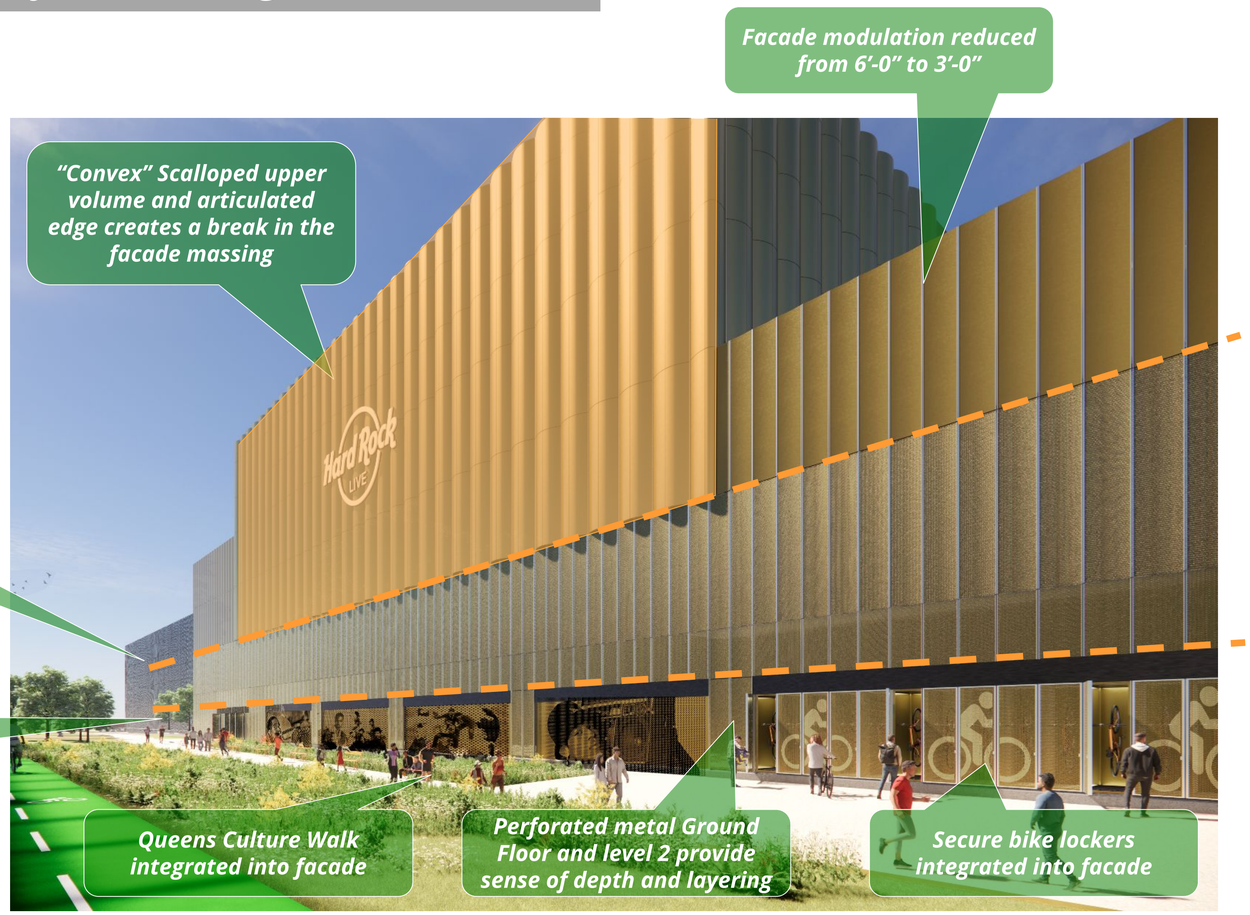
The Hard Rock Live ground floor is activated by a Queens Culture Walk and secure bike storage lockers integrated into the facade. The modulation of the facade above has also been developed to create greater variation and break down the massing and scale of the building



PREVIOUS FACADE DESIGN

CURRENT FACADE DESIGN

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SOUTHFIELD RECREATION PARK

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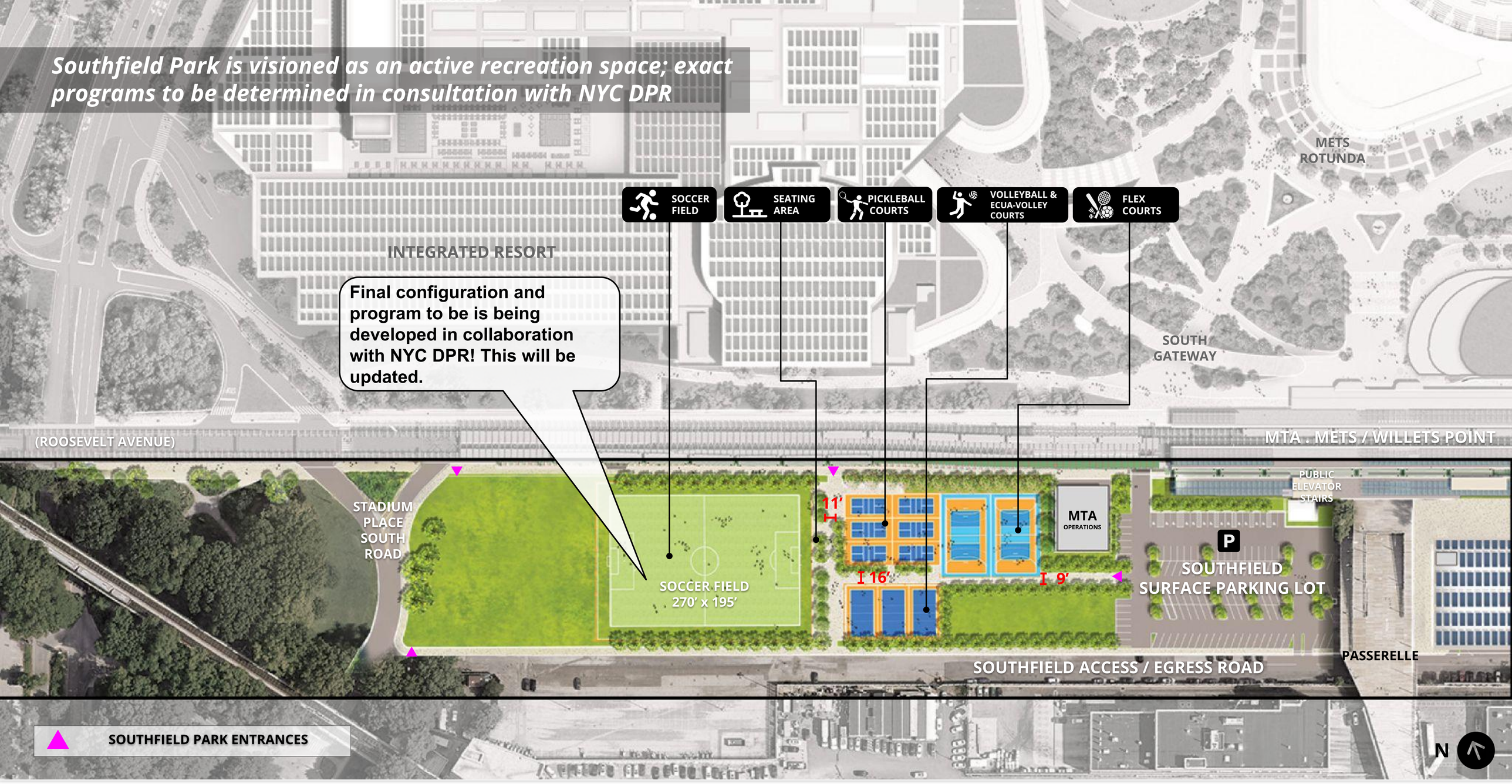
Southfield Park is visioned as an active recreation space; exact programs to be determined in consultation with NYC DPR



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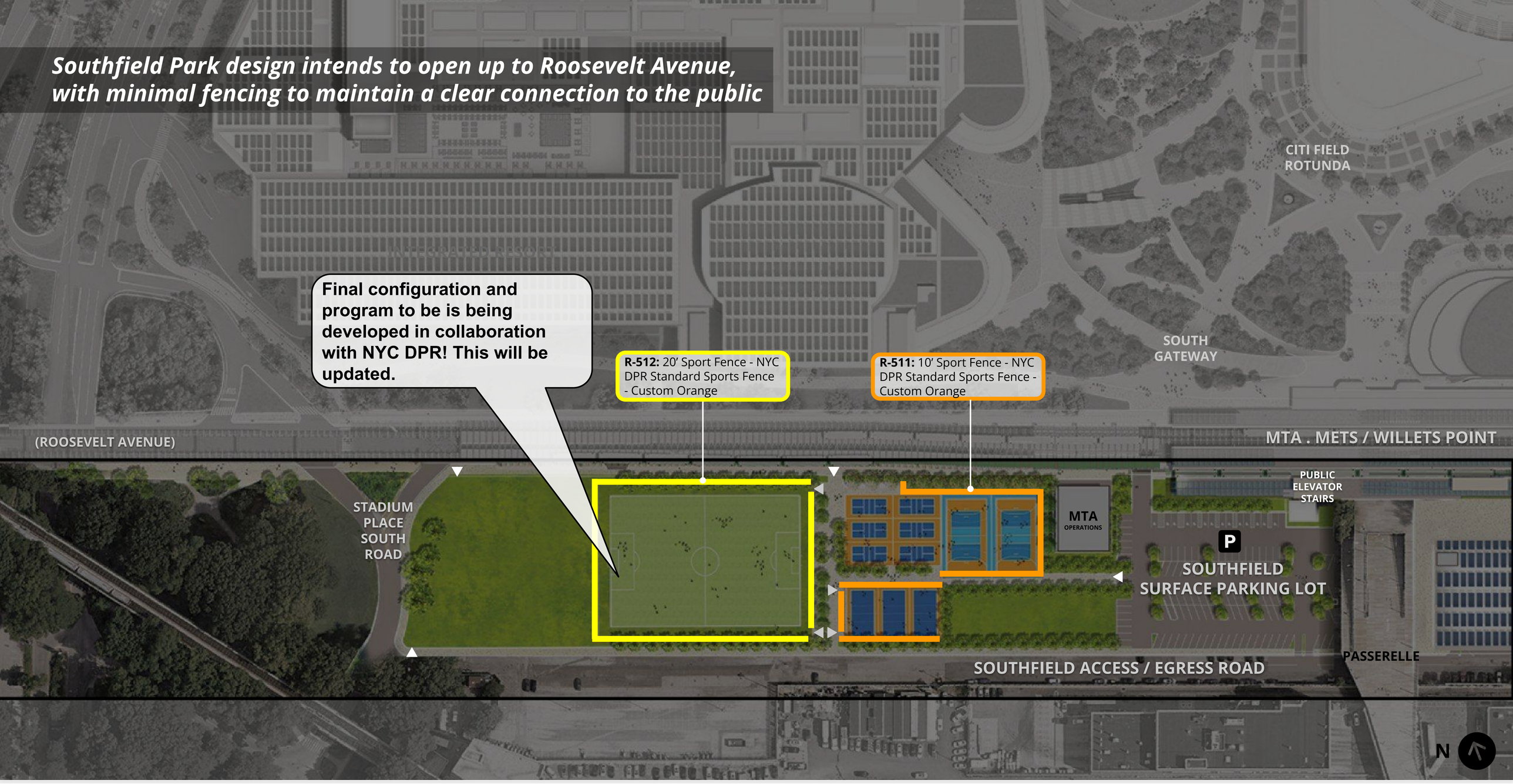
Southfield Park design intends to open up to Roosevelt Avenue, with minimal fencing to maintain a clear connection to the public



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Proposal intends to use color to enliven and cheer up the space. Colors used around Southfield Park and Roosevelt Avenue are informed by local context to reflect its unique sense of place

#ff7f0c

#0941a2

NEW YORK METS

1939 WORLD'S FAIR

NEW YORK STATE COLORS

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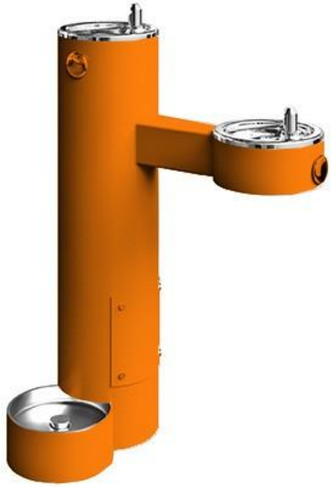
Using Metropolitan Park furnishing standards, the Roosevelt Avenue furnishing palette incorporates color to create a fun and vibrant place

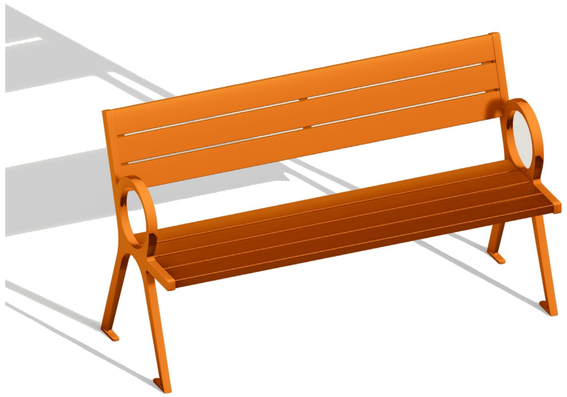
#ff7f0c

Product: City Rack NYC DOT Standard
Materials: Cast-metal, can only be installed on concrete

Product: Lakeside Litter (Side Opening Litter)
Manufacturer: Landscape Forms
Color: Orange #ff7f0c
Materials: Steel Panels



Product: 440 SM or SMSS
Manufacturer: MDF, Most Dependable Fountains
Color: Orange #ff7f0c
Materials: Powder Coated Stainless Steel



Product: Perisphere Bench
Manufacturer: Landscape forms
Color: Orange #ff7f0c
Materials: Cast Aluminum and Powder Coated

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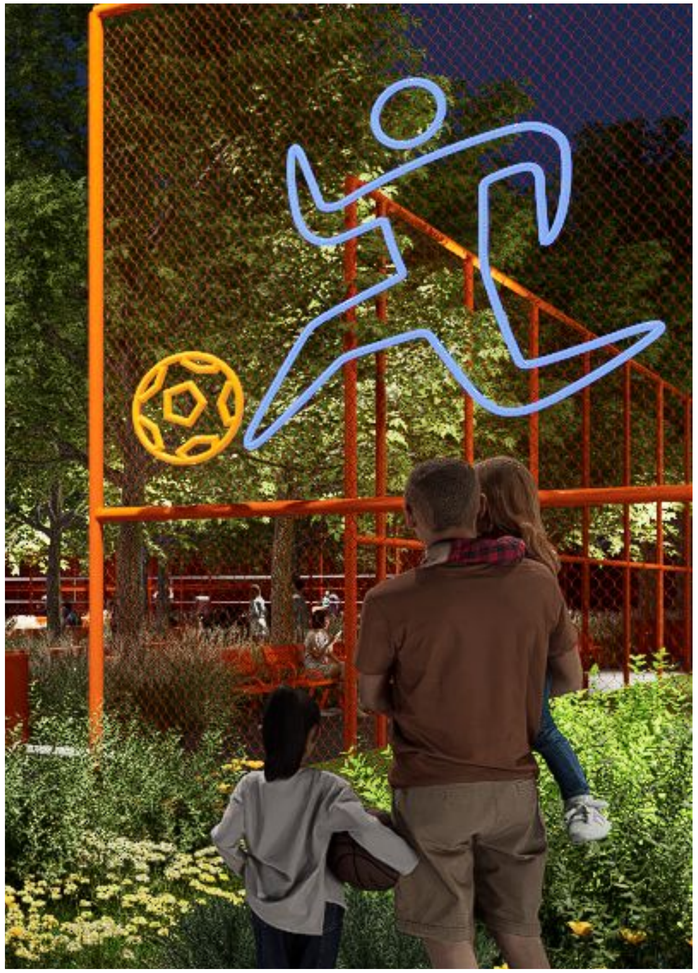
Signage and typography draws from Shea Stadium's iconic neon signs

SHEA STADIUM'S ICONIC FLUORESCENT / NEON FIGURES



SIGNAGE AT PROPOSED SOUTHFIELD PARK

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Southfield Park is visioned as an open active recreation space, welcoming people from Roosevelt with bright colors and playful signage

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BENCH TYPE 03:
(Perisphere, Landscape Forms)

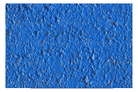
TRASH CAN TYPE 02:
(Lakeside Litter, Landscape Forms)

DRINKING FOUNTAIN TYPE 02:
(SMSS, Most Dependable Fountains)

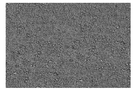
BIKE RACK TYPE 01: City Rack (Large Hoop), NYC DOT

PLANTING 01: Sun Meadow

PLANTING 02: Roosevelt Woodland



P-403: Asphalt Surface for Sports Court



P-401: Asphalt Paving - Vehicular

P-304: CIP Concrete Paving 04 - On Grade - DOT Sidewalk

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The park provides shaded open spaces for passive and active recreation

Shea Sports signage

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The park provides shaded open spaces for passive and active recreation

Shea Sports signage

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FLEX PLAZA

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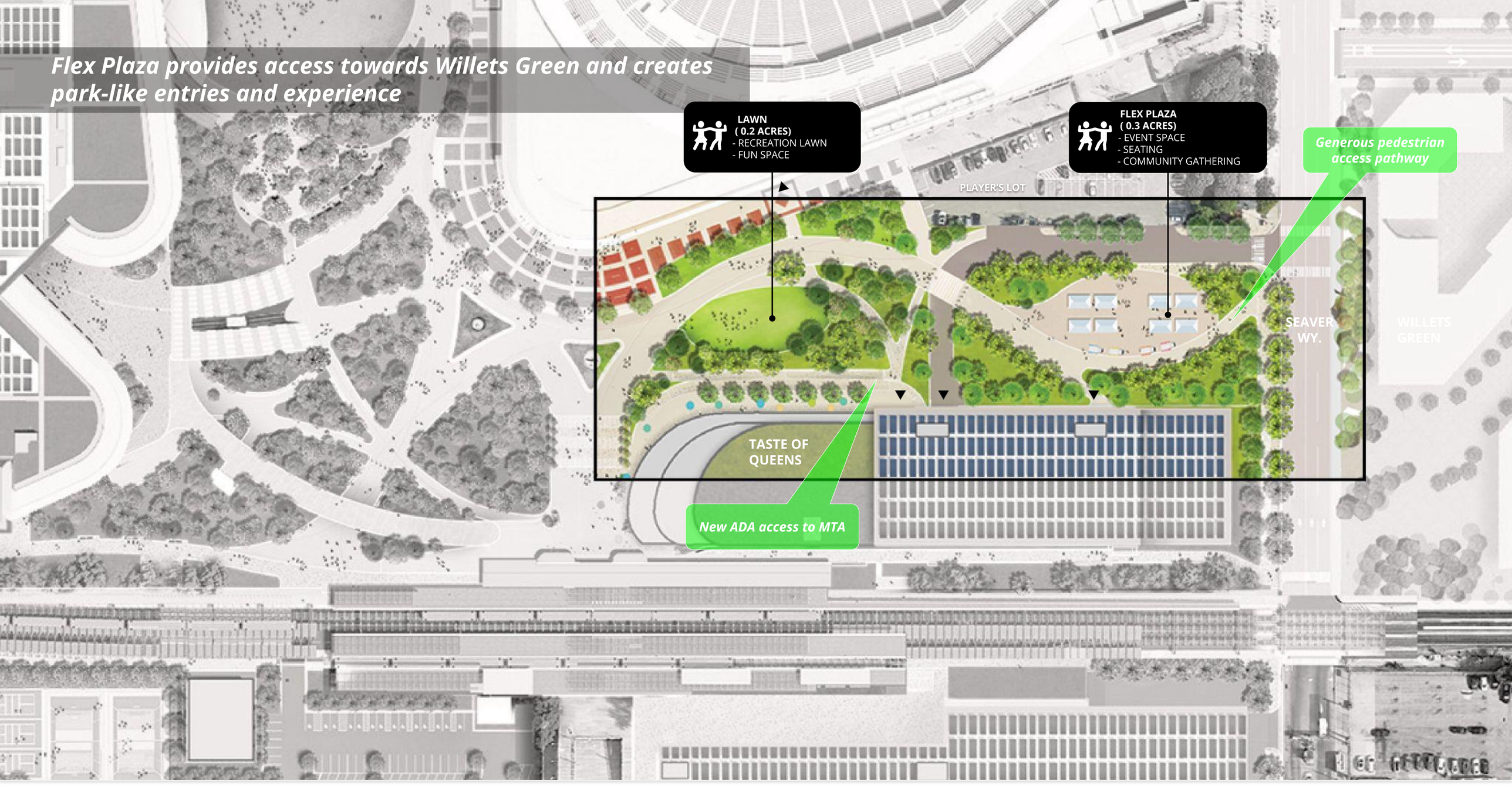
Flex Plaza provides access towards Willets Green and creates park-like entries and experience



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Flex Lawn and Plaza offer spaces that support a range of summertime activities, including farmers markets, small events for community gathering, recreational use, and play on the lawn

CITI FIELD

FLEX LAWN AREA
(8,155 sqft, 0.2 acre)

0.2 ACRE

EVENT SPACE (12,550 sqft, 0.3 acre)
- 10'x10' Market Stalls

225'

85'

SEATING AREA

TASTE OF QUEENS

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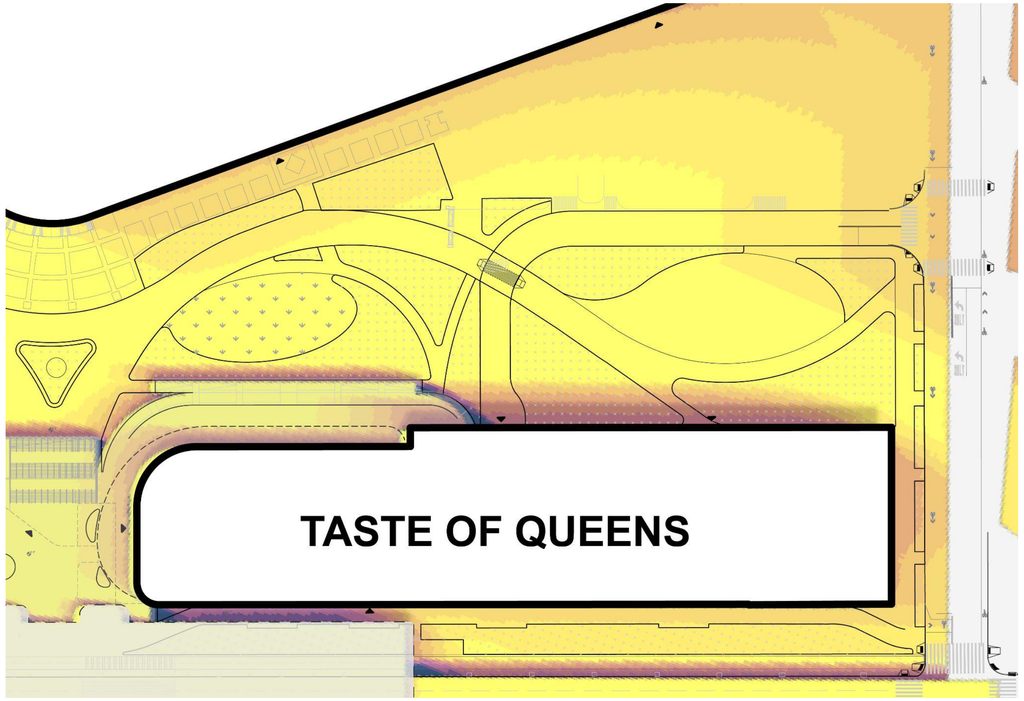
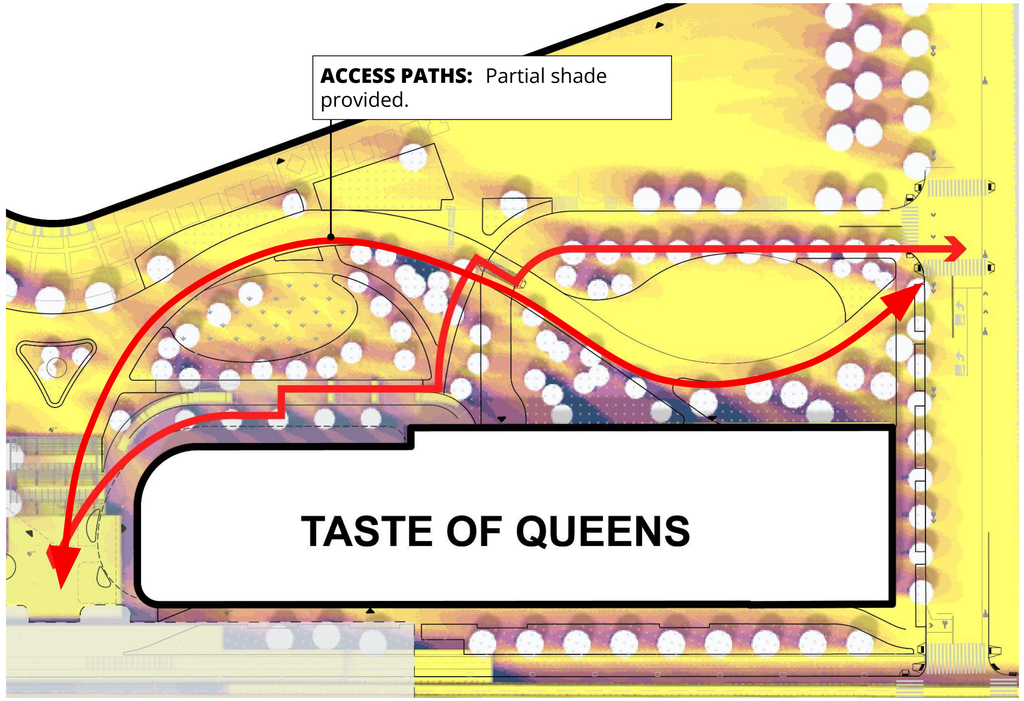
Shade-tolerant shrubs are selected for planting within the partly shaded areas; trees and planting create outdoor rooms and provide shade. There are no shade impacts to Willets Point: see page 66-67 for sitewide assessment

SUMMER

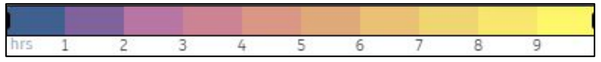


Site solar analysis indicates the site receives almost full sun throughout the year, which benefits the planting selections.

SUMMER - WITH PROPOSED LANDSCAPE ELEMENTS & TREES



The proposed trees and landscape elements contribute significant shade coverage for the entire site.



Full Sun (6-9 hrs)
Partial Sun (3-6 hrs)
Partial Shade (3-4 hrs)
Shade (< 3hr)

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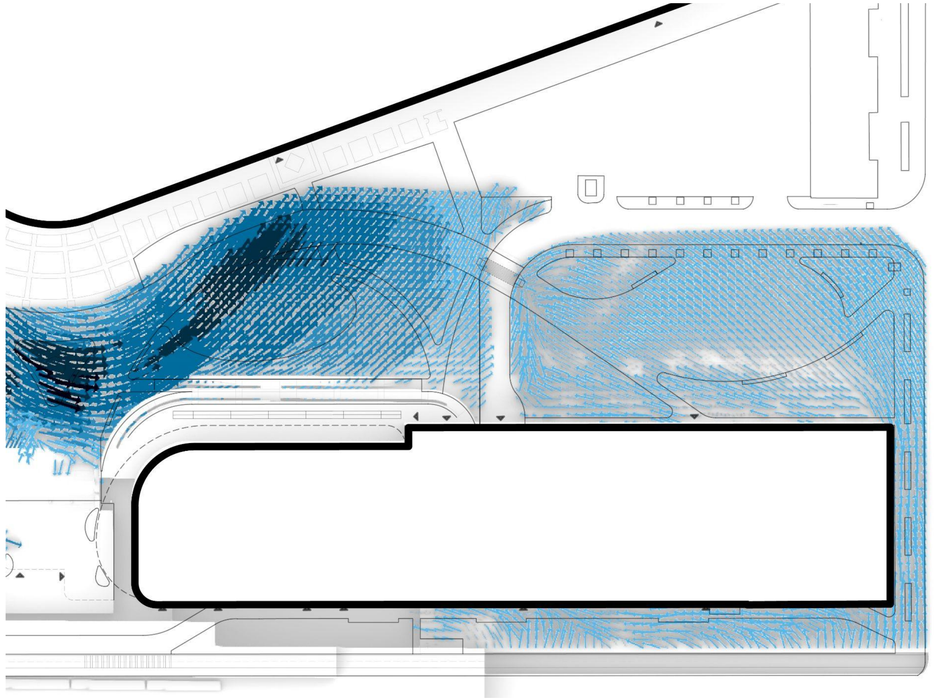
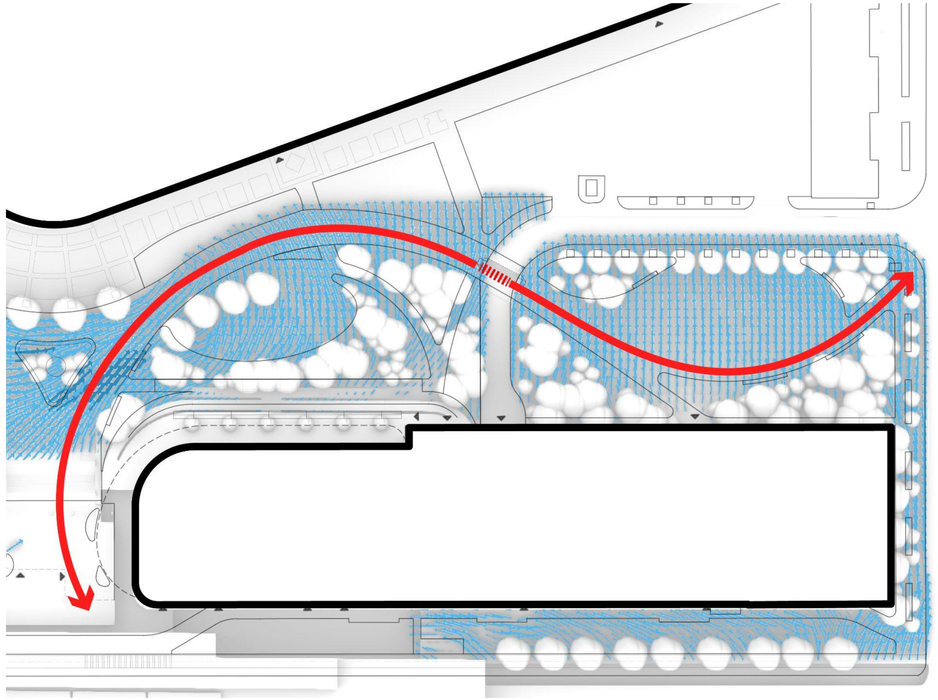
Wind levels are determined to be within reasonable comfort: trees and planting create buffers for outdoor rooms

SUMMER



Site wind analysis indicates winds are generally comfortable in all open spaces. The buildings actually limit the north wind vector.

SUMMER - WITH PROPOSED LANDSCAPE ELEMENTS & TREES



Wind levels in the plaza are further mitigated through the proposed landscape and tree planting.

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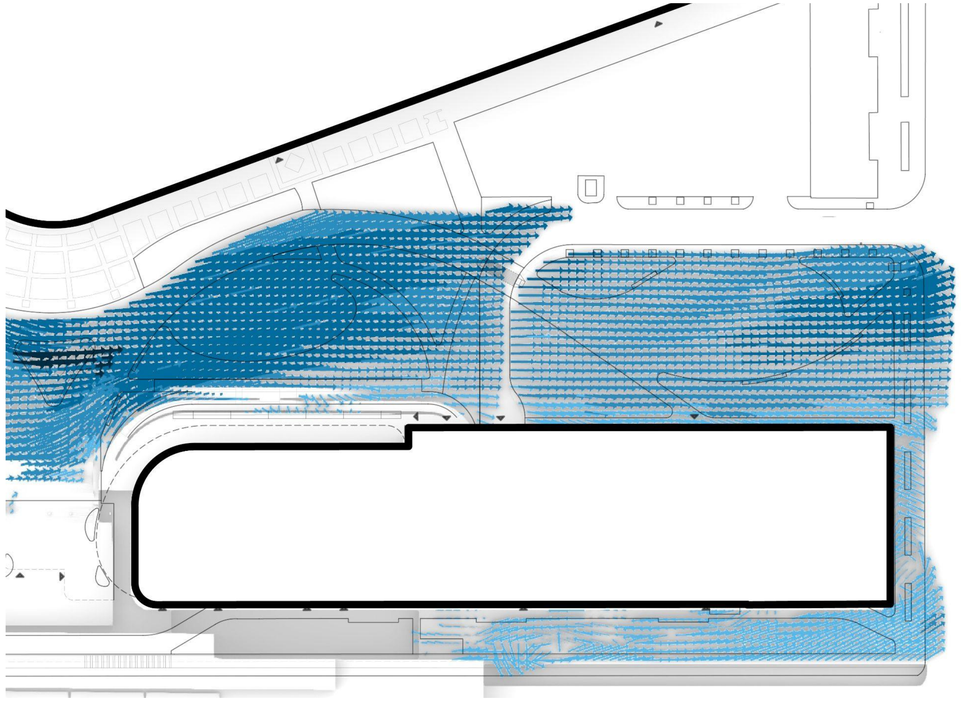
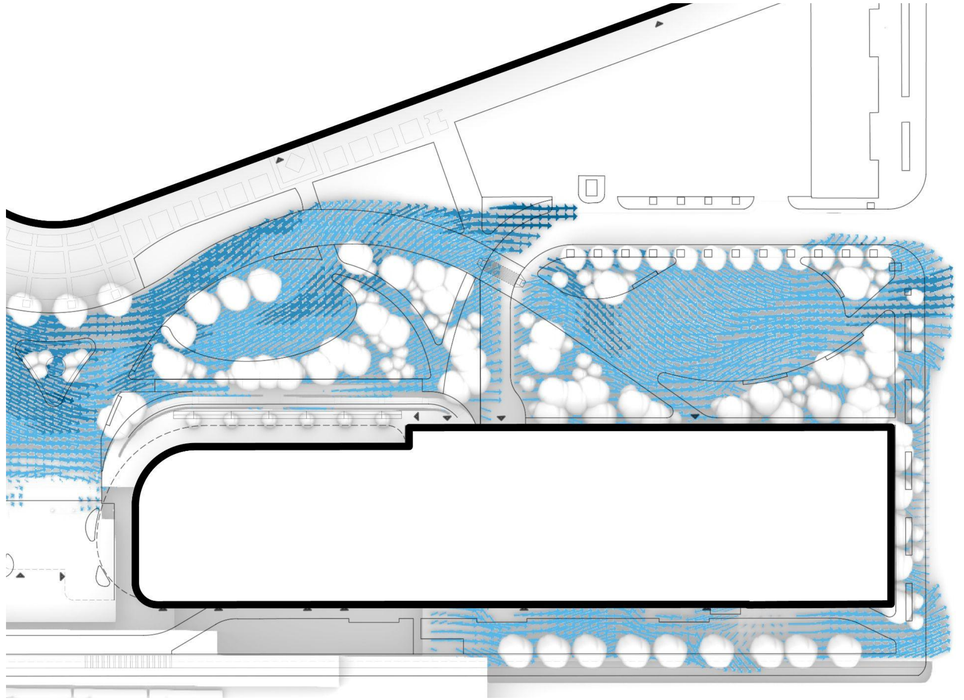
Wind levels are determined to be within reasonable comfort: trees and planting create buffers for outdoor rooms

WINTER



Site wind analysis indicates winds are generally comfortable in all open spaces. The buildings actually limit the north wind vector.

WINTER - WITH PROPOSED LANDSCAPE ELEMENTS & TREES



Wind levels in the plaza are further mitigated through the proposed landscape and tree planting.

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Wintertime activities in these spaces include the potential for programmed events (ice carving/winter festivals) or winter play

CITI FIELD

ICE RINK (12,550 sqft, 0.25 acre)

0.2 ACRE

0.25 ACRE

TASTE OF QUEENS

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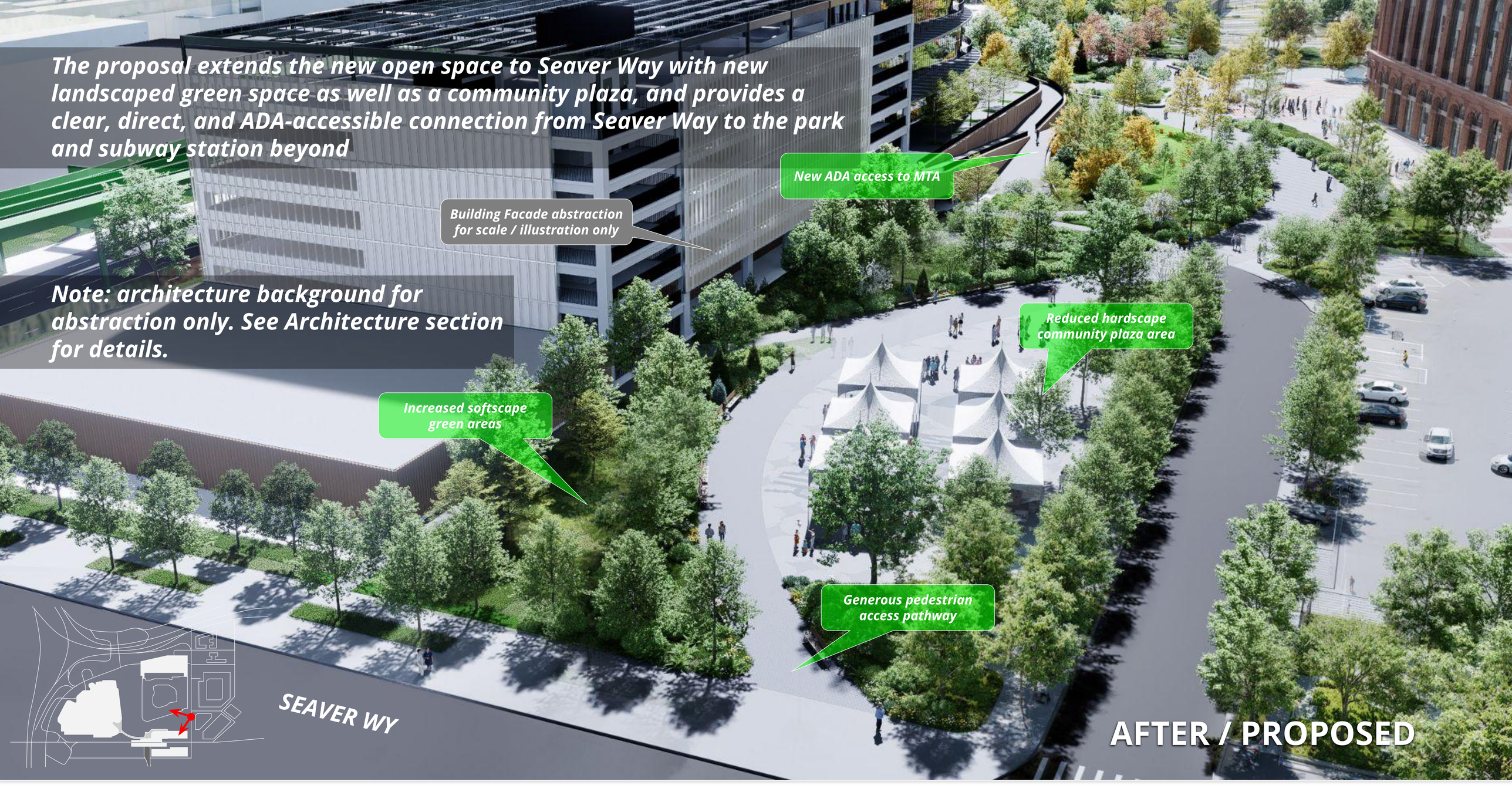

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New park-like and pedestrian-prioritized access from Seaver Way: looking towards Flex Plaza

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New park-like and pedestrian-prioritized access from MTA station, looking toward Willets Point

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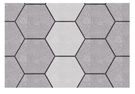
BENCH TYPE 01:
(Perisphere, Landscape Forms)

PLANTING 01: Thicket Gardens



P-102/P-103: Permeable Concrete Unit Paving - On Grade - Vehicular

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NORTH GATEWAY: NORTHFIELD

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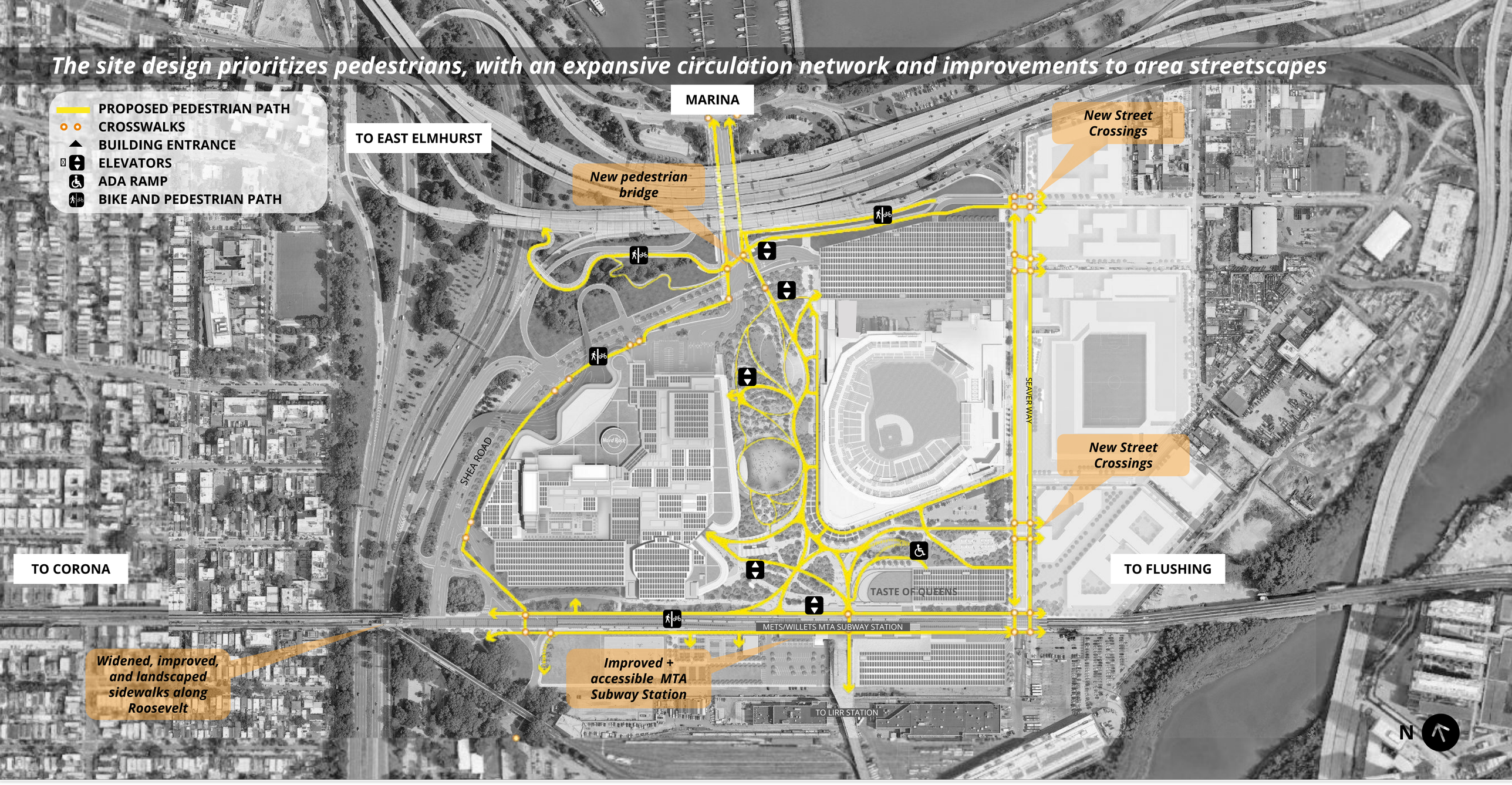
The site design prioritizes pedestrians, with an expansive circulation network and improvements to area streetscapes



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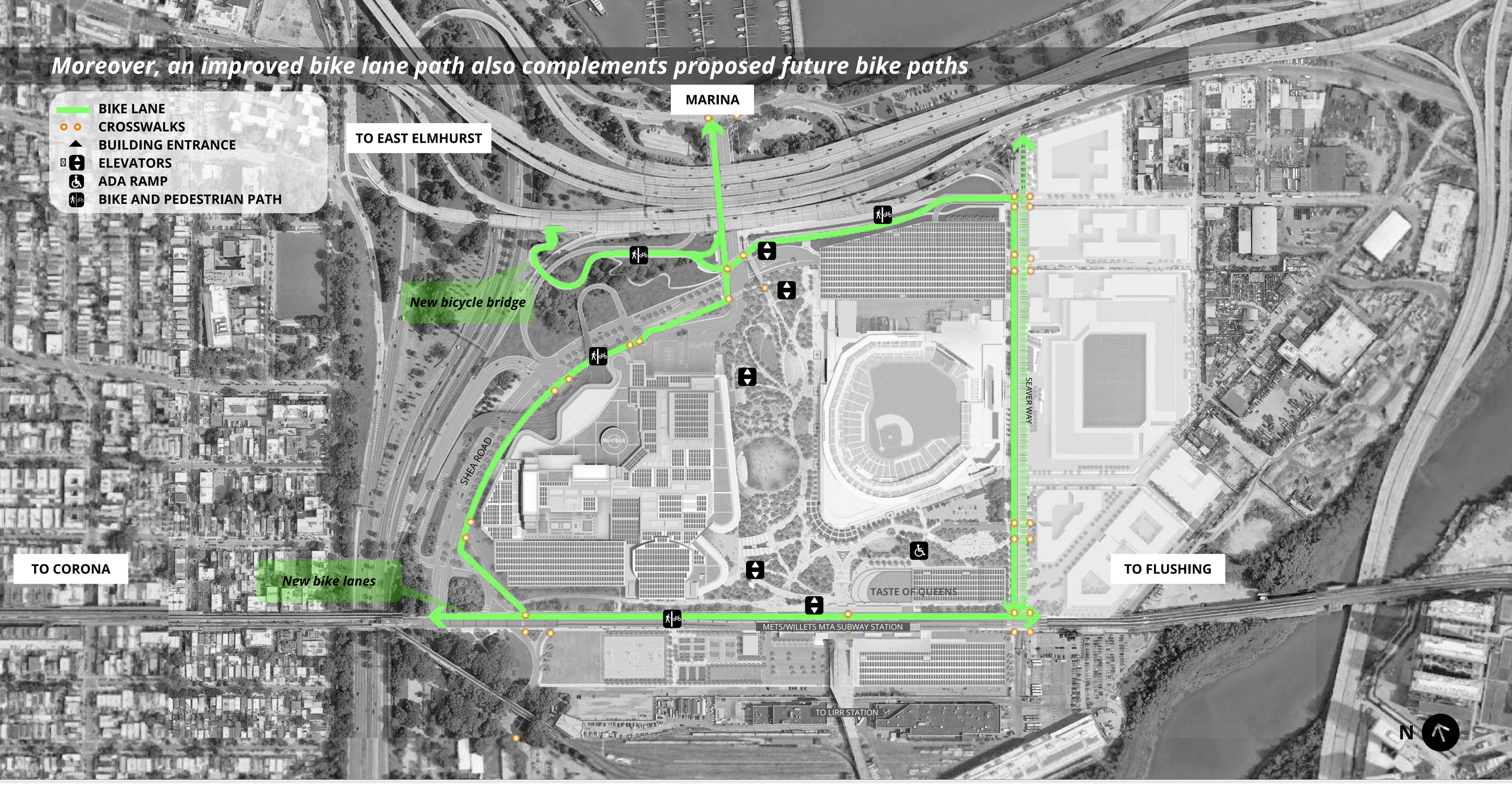
Moreover, an improved bike lane path also complements proposed future bike paths



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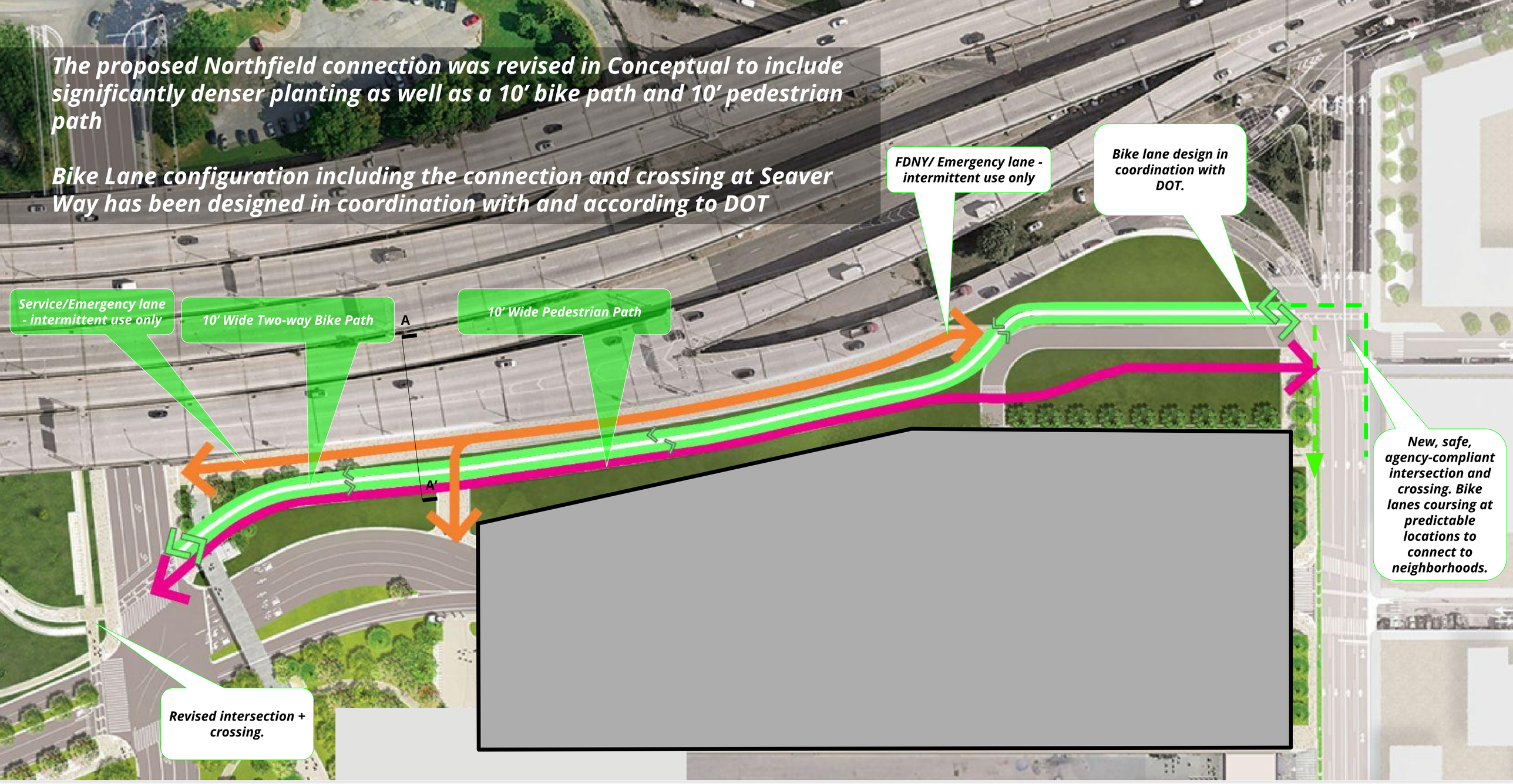
The proposed Northfield connection was revised in Conceptual to include significantly denser planting as well as a 10’ bike path and 10’ pedestrian path

Bike Lane configuration including the connection and crossing at Seaver Way has been designed in coordination with and according to DOT



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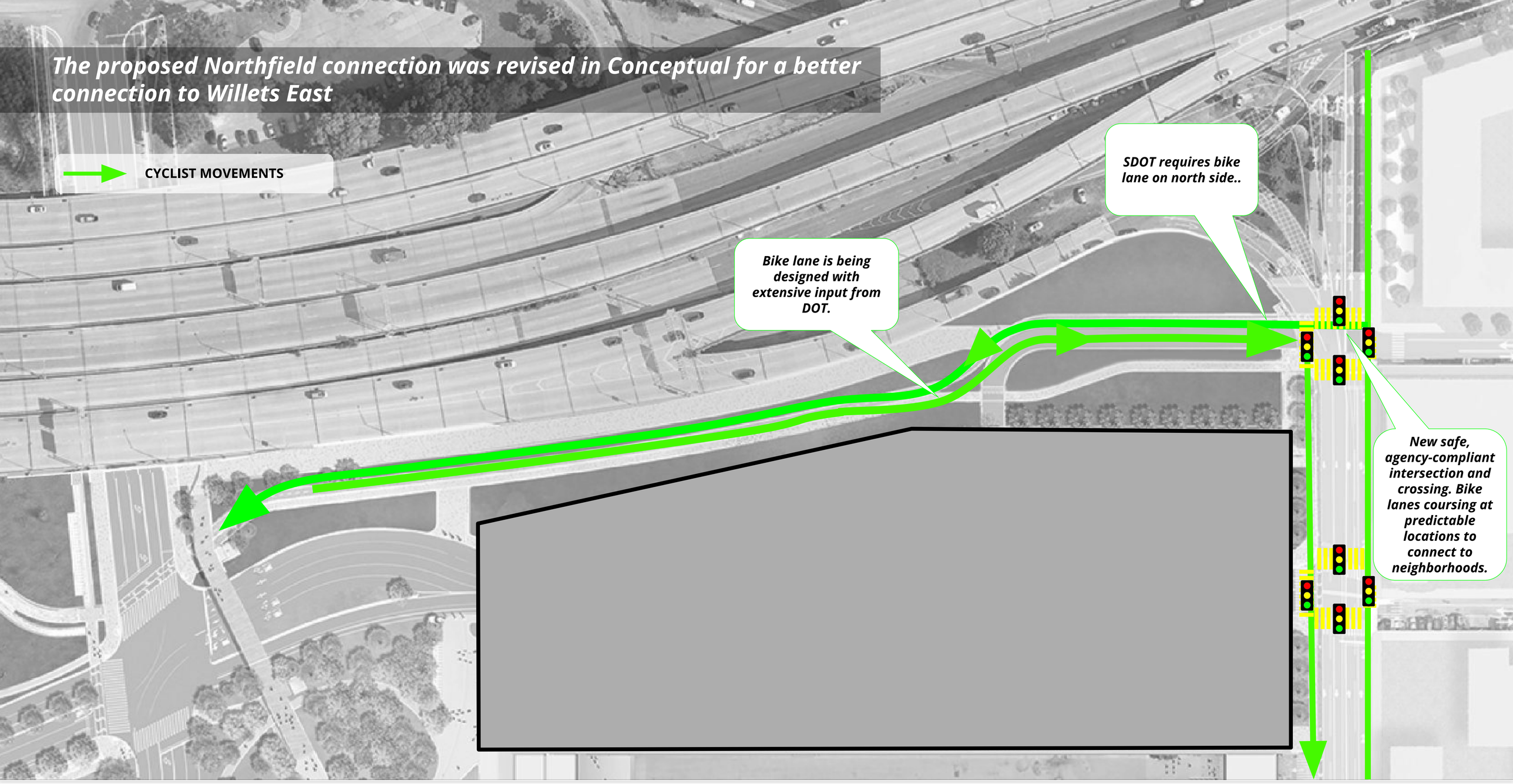
The proposed Northfield connection was revised in Conceptual for a better connection to Willets East



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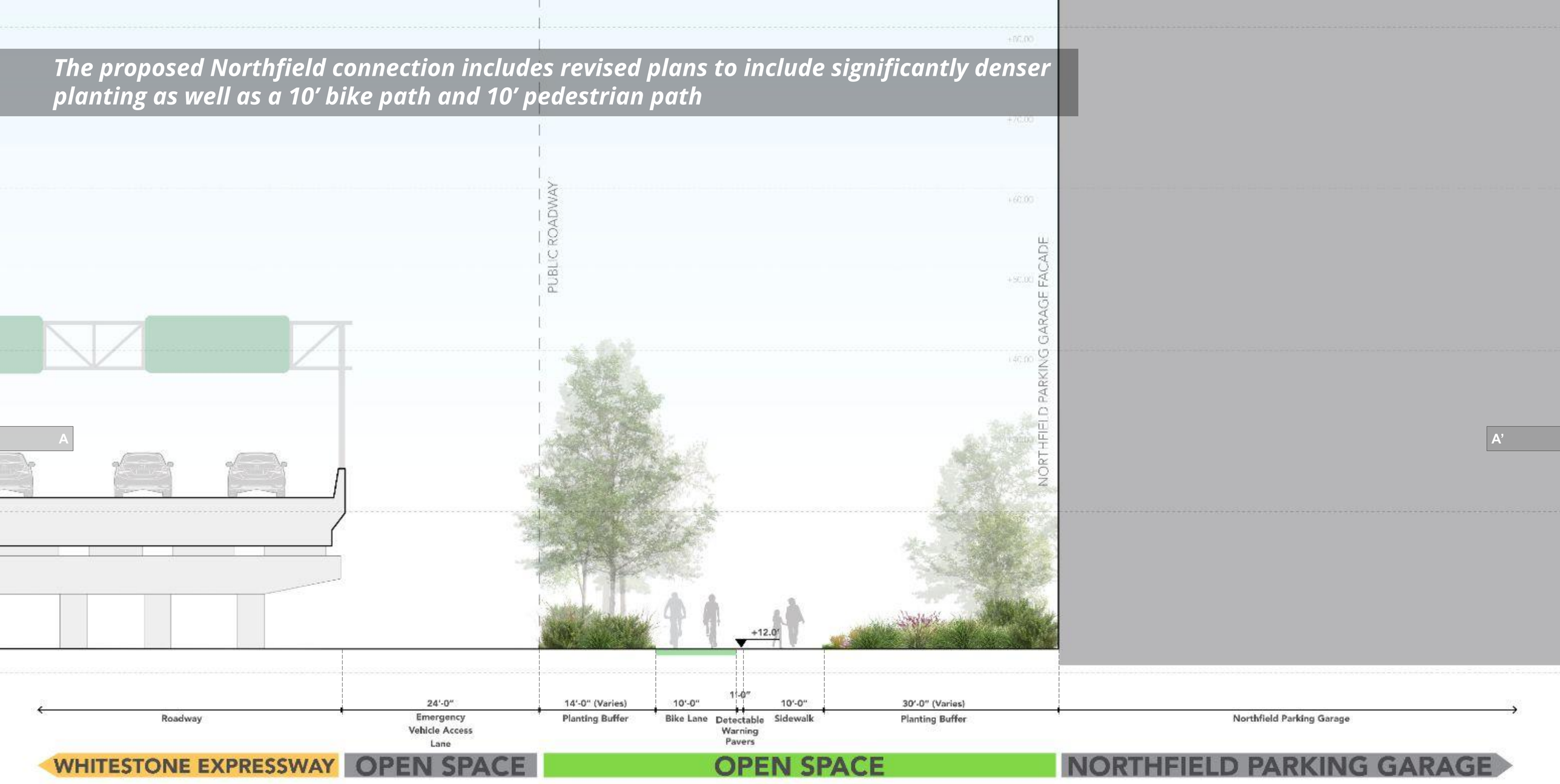
The proposed Northfield connection includes revised plans to include significantly denser planting as well as a 10’ bike path and 10’ pedestrian path



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The proposed Northfield connection includes revised plans to include significantly denser planting as well as a 10’ bike path and 10’ pedestrian path

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BIKE RACK TYPE 01: City Rack (Large Hoop), NYC DOT

PLANTING 01: Northfield Garden

P-402: Asphalt Paving - Pedestrian

P-304: CIP Concrete Paving 04 - On Grade - DOT Sidewalk

PAVING 01: Detectable Warning Paver

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The proposed Northfield connection includes revised plans to include significantly denser planting as well as a 10’ bike path and 10’ pedestrian path

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NORTH GATEWAY: WHITESTONE

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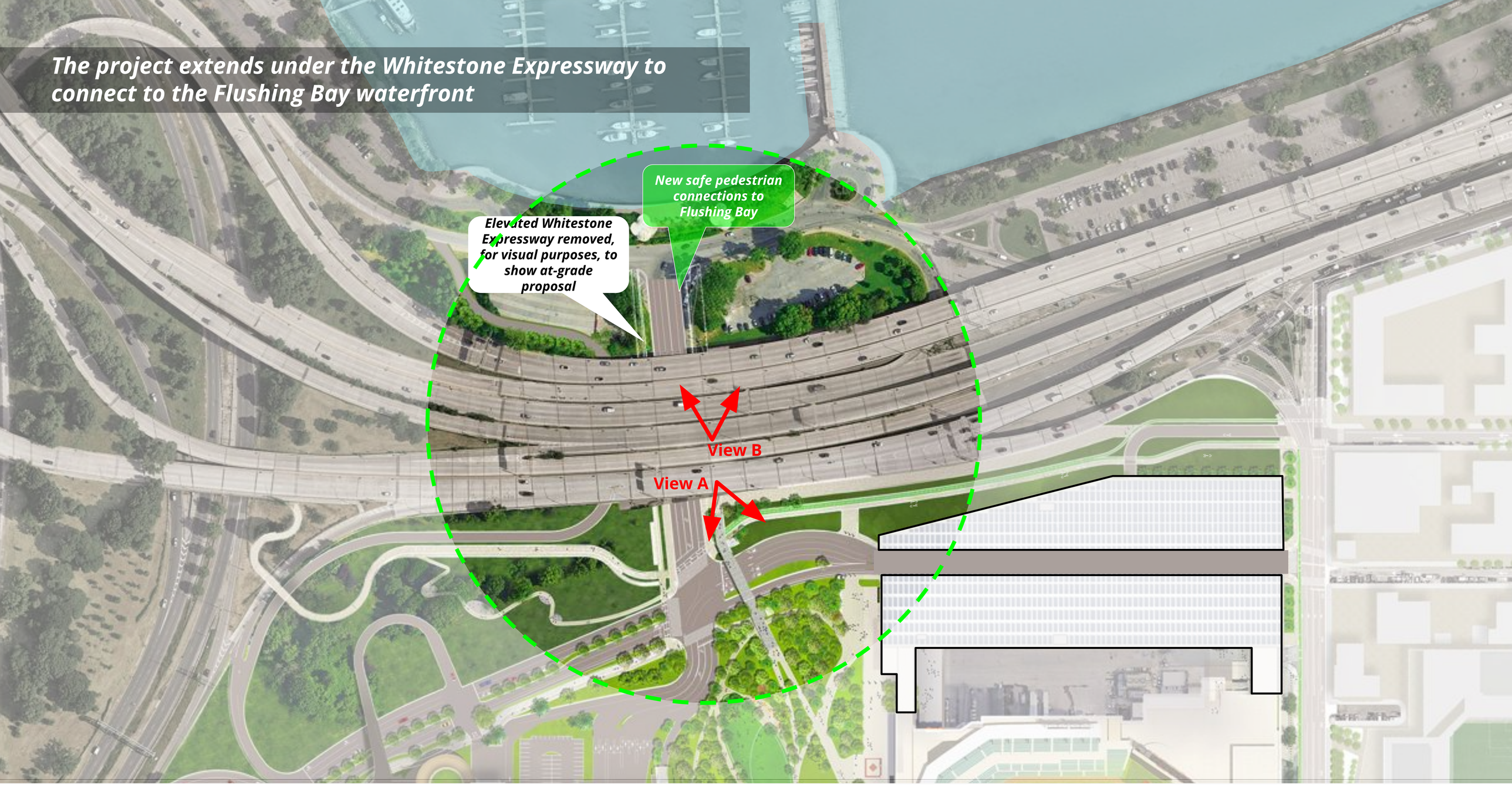
The project extends under the Whitestone Expressway to connect to the Flushing Bay waterfront



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Existing conditions, today, under the Whitestone Expressway. Improvements here are limited to the ground plane and subject to DOT review/approval

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The project extends under the Whitestone Expressway to connect from Metropolitan Park to the Flushing Bay waterfront

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NORTH GATEWAY:
BIKE/PEDESTRIAN BRIDGE OVER GCP

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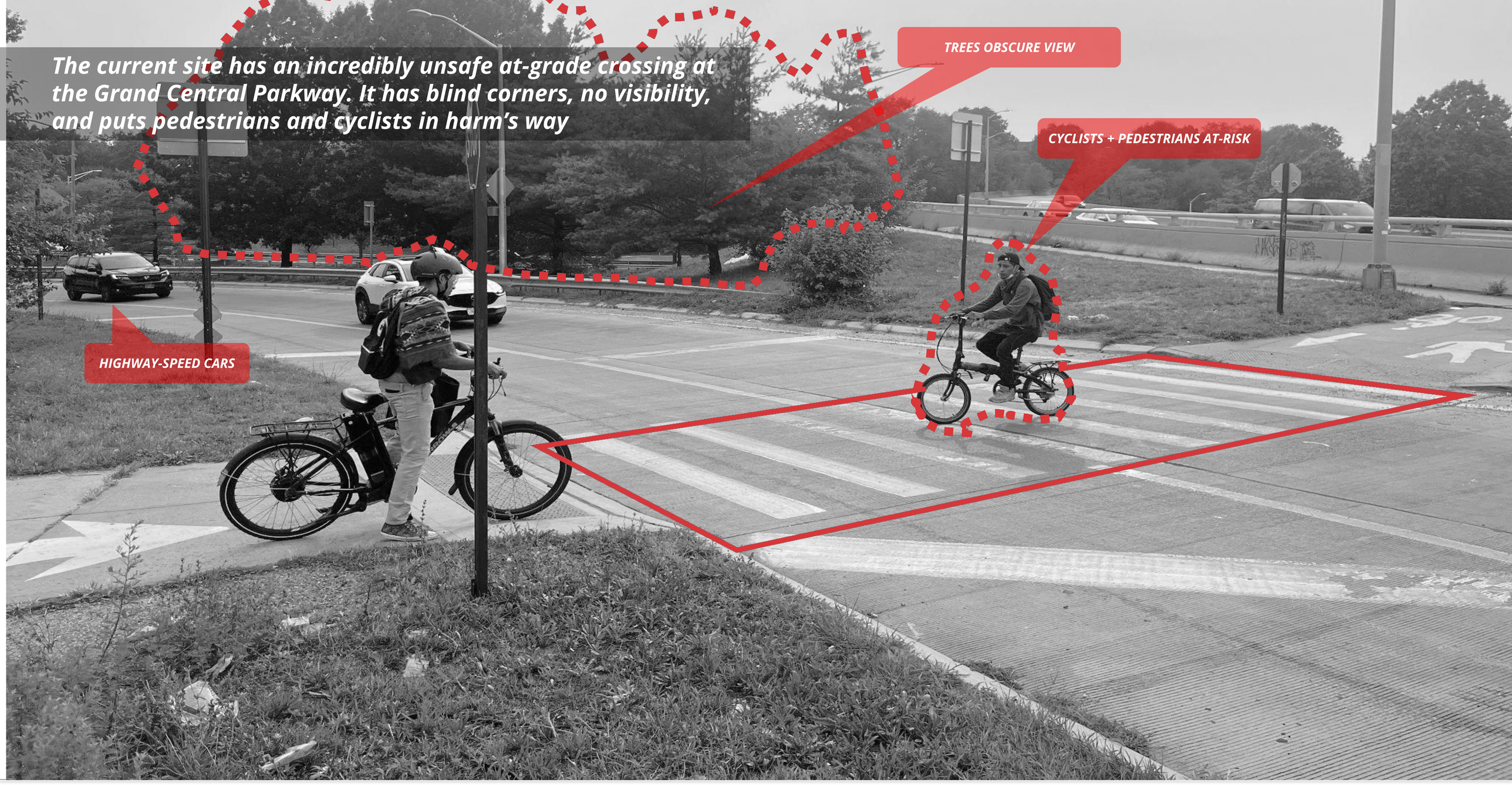

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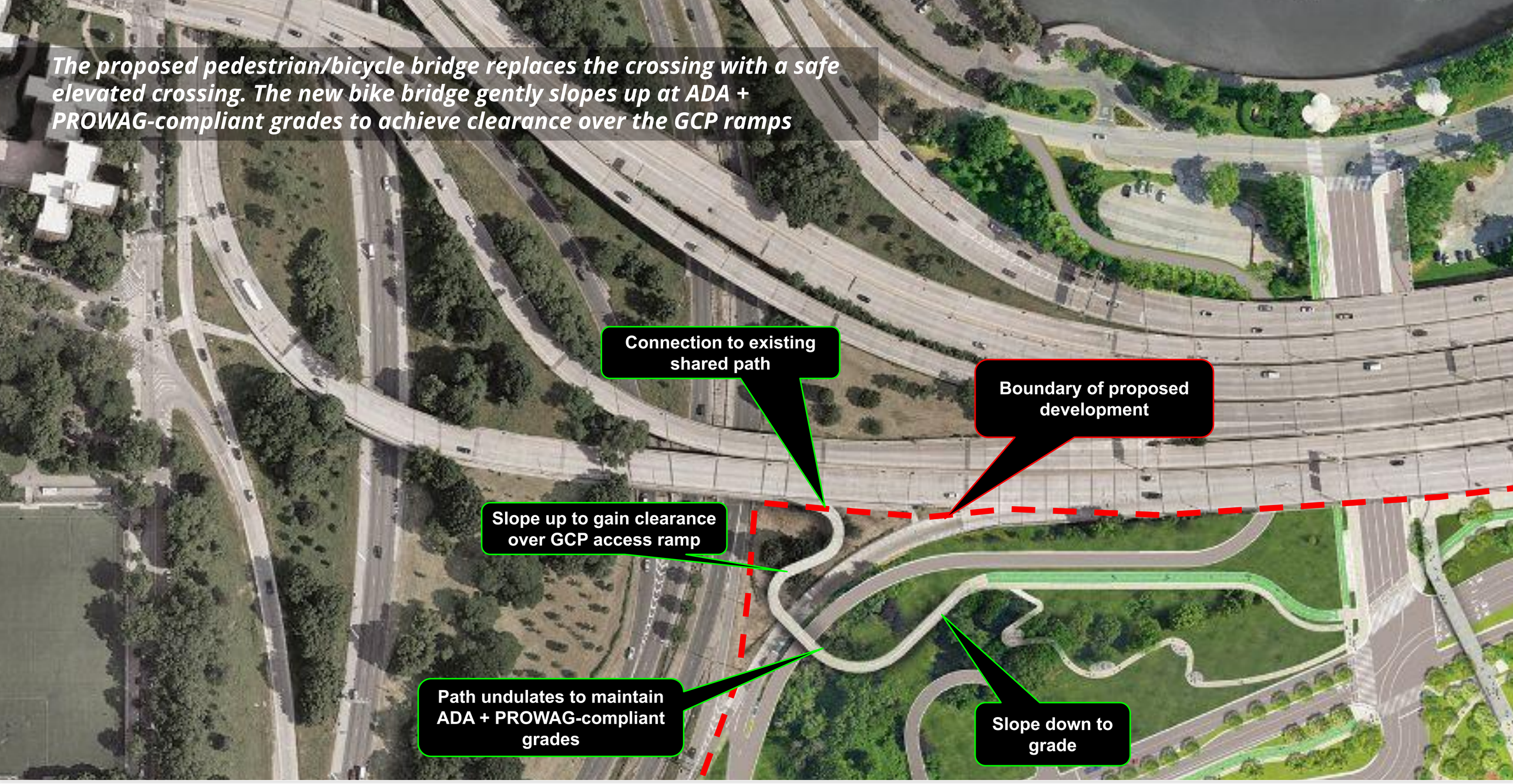
The proposed pedestrian/bicycle bridge replaces the crossing with a safe elevated crossing. The new bike bridge gently slopes up at ADA + PROWAG-compliant grades to achieve clearance over the GCP ramps



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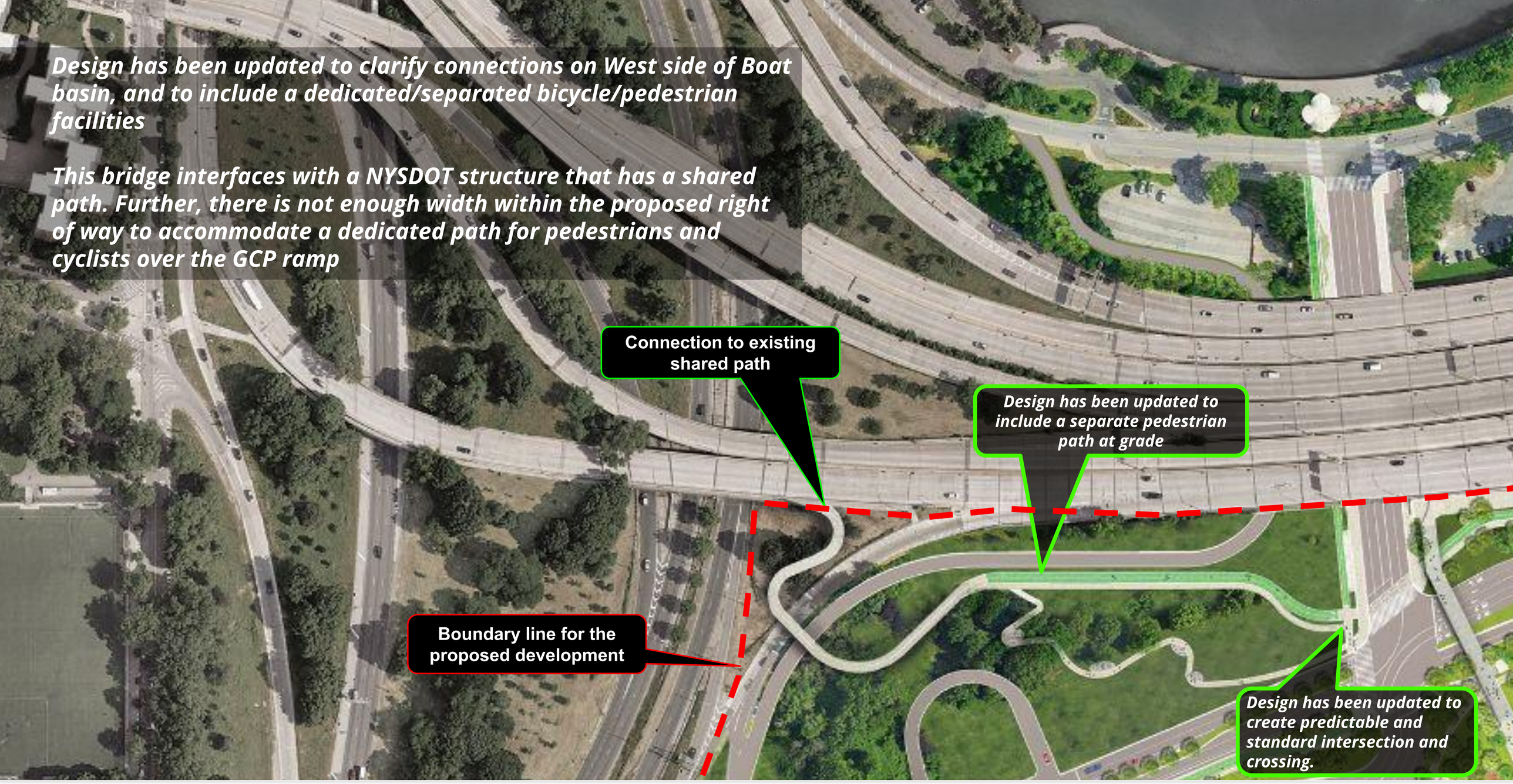

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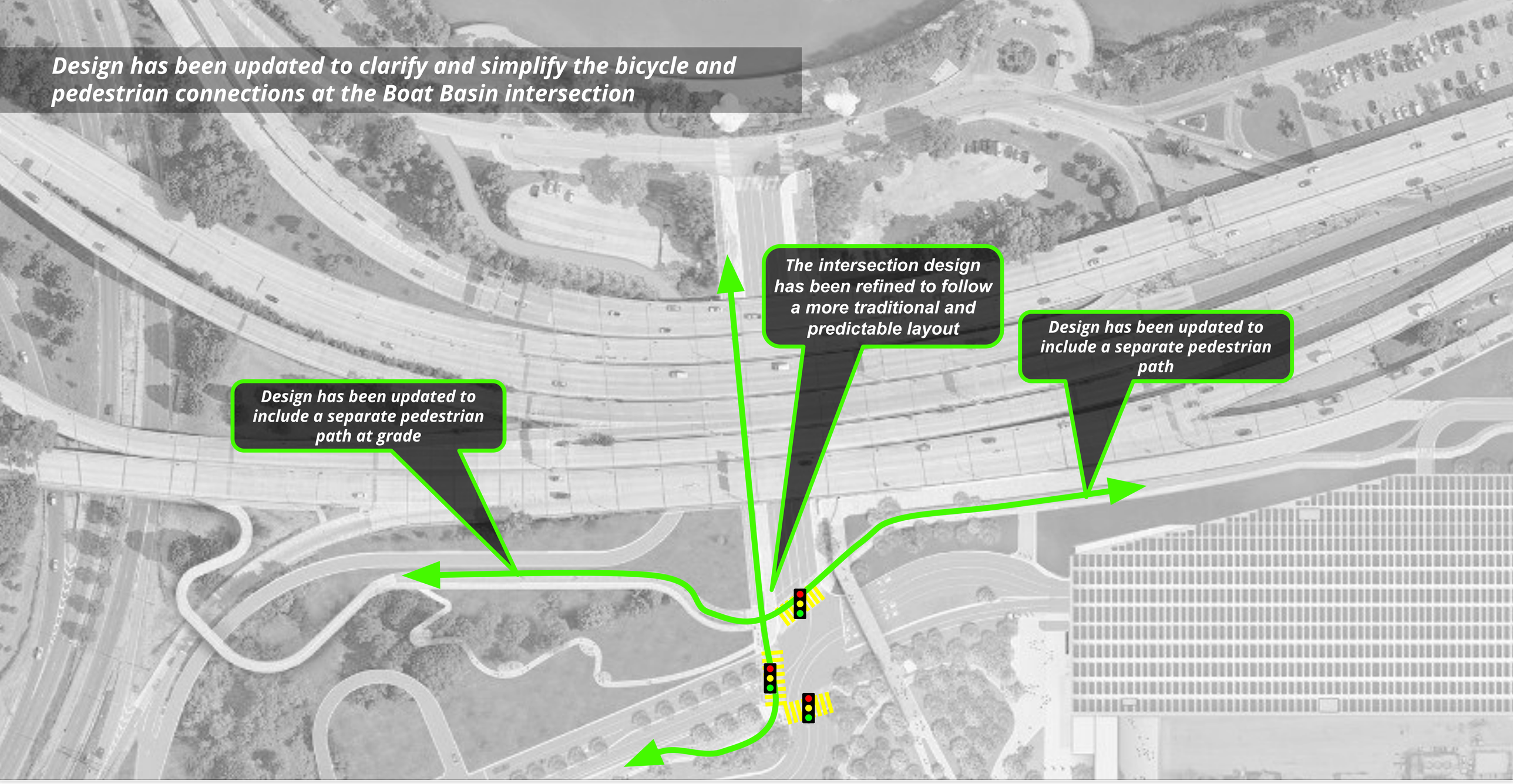
Design has been updated to clarify and simplify the bicycle and pedestrian connections at the Boat Basin intersection



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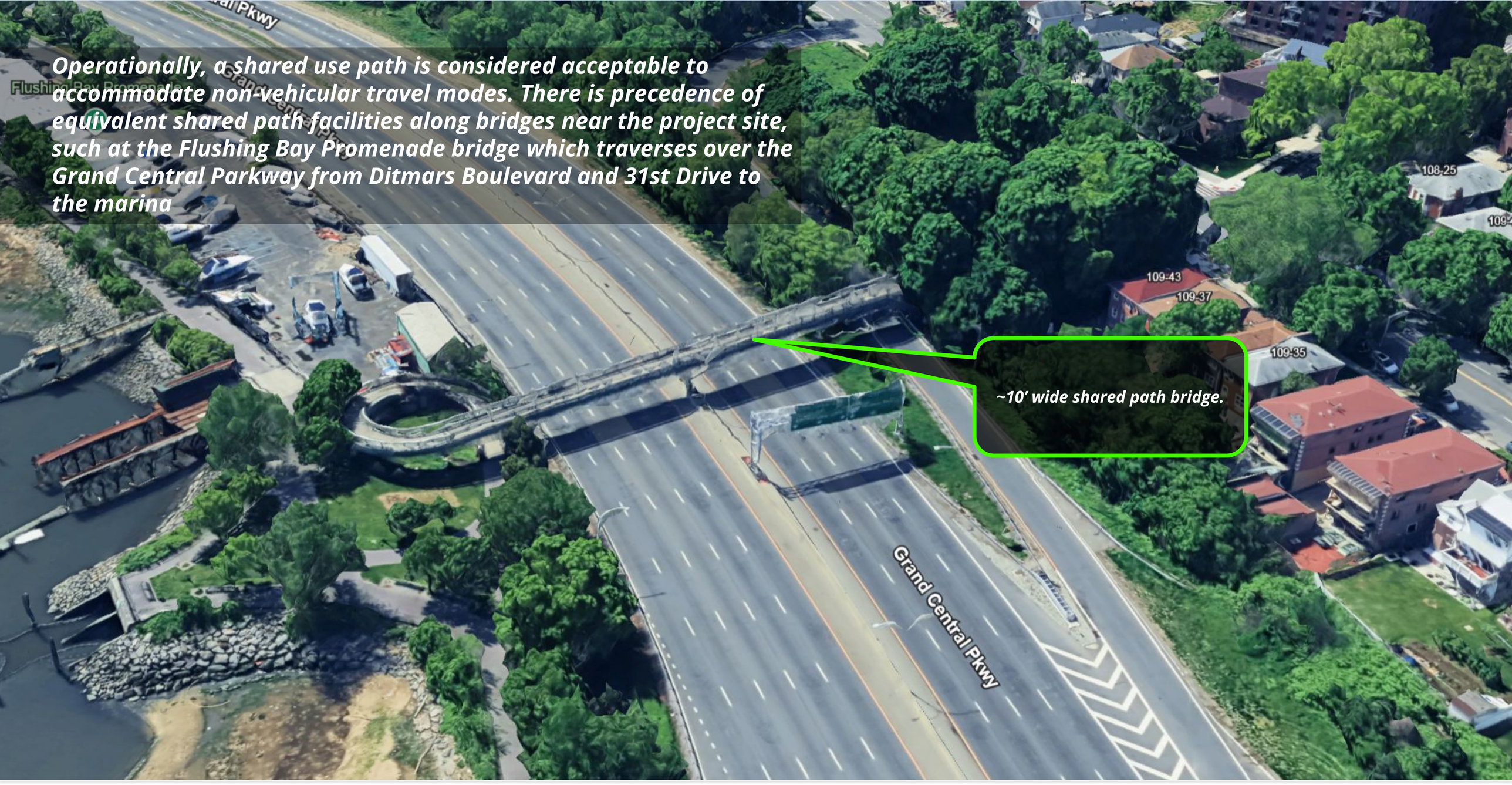
Operationally, a shared use path is considered acceptable to accommodate non-vehicular travel modes. There is precedence of equivalent shared path facilities along bridges near the project site, such at the Flushing Bay Promenade bridge which traverses over the Grand Central Parkway from Ditmars Boulevard and 31st Drive to the marina



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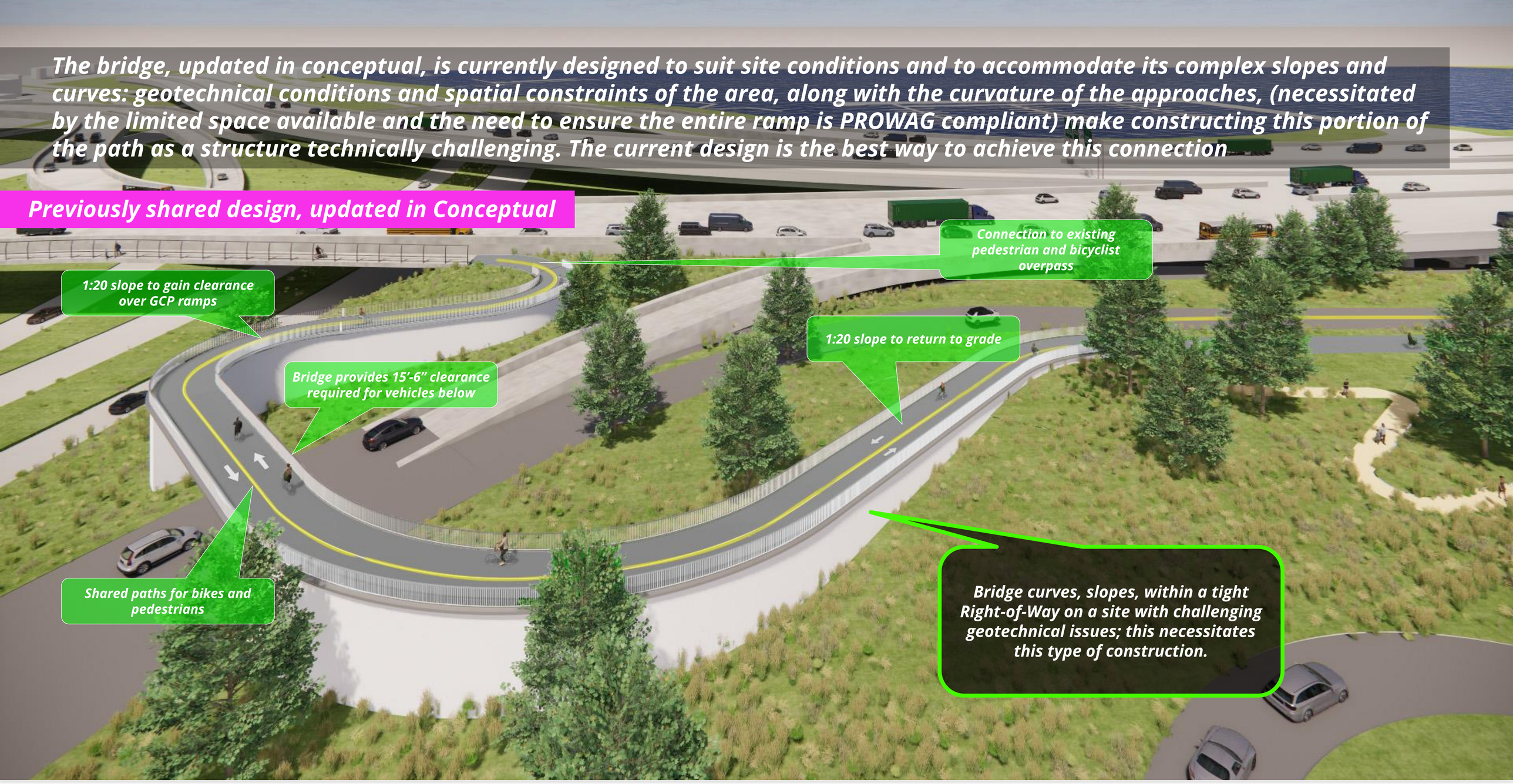
The bridge, updated in conceptual, is currently designed to suit site conditions and to accommodate its complex slopes and curves: geotechnical conditions and spatial constraints of the area, along with the curvature of the approaches, (necessitated by the limited space available and the need to ensure the entire ramp is PROWAG compliant) make constructing this portion of the path as a structure technically challenging. The current design is the best way to achieve this connection

Previously shared design, updated in Conceptual



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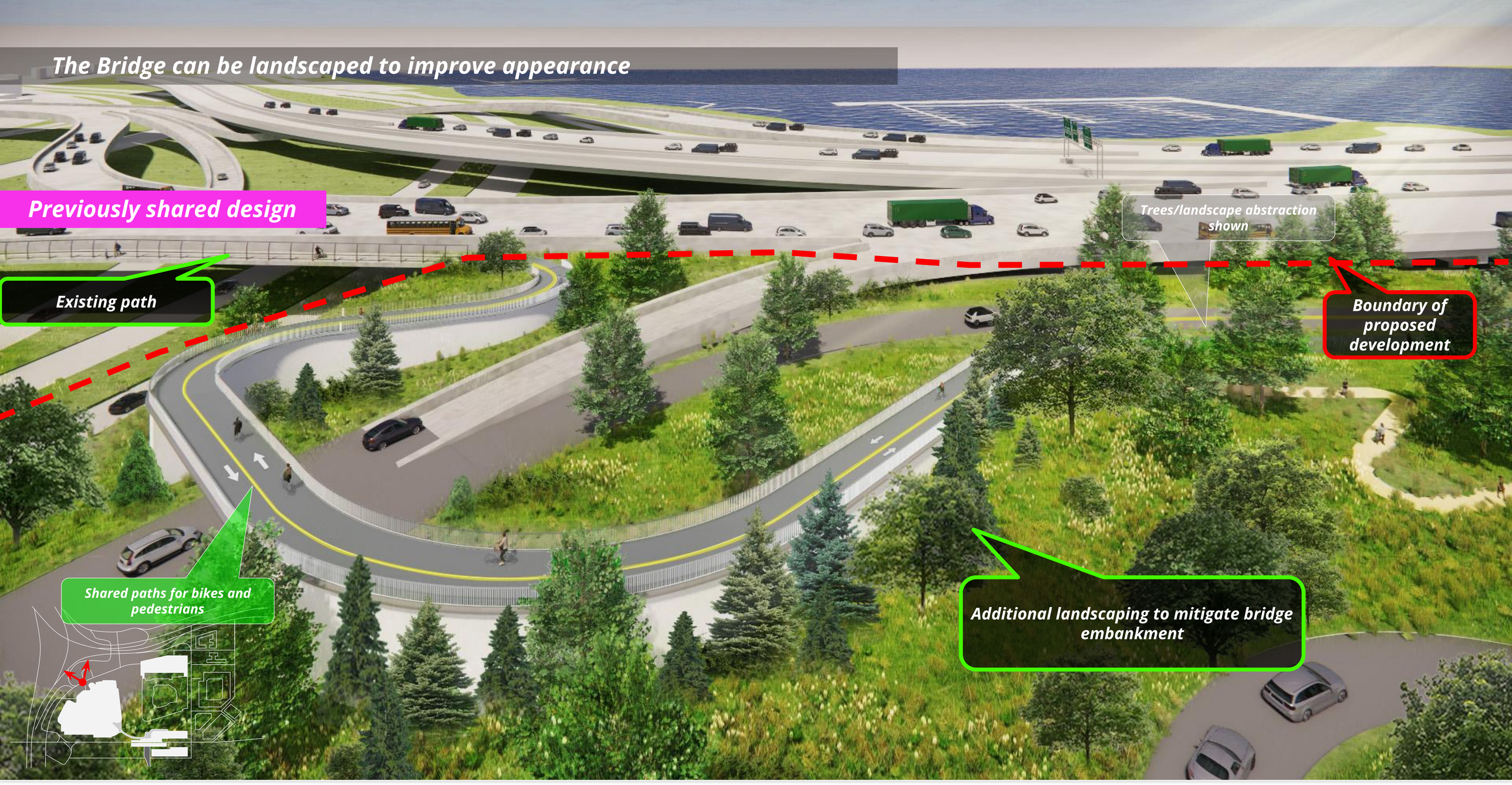
The Bridge can be landscaped to improve appearance



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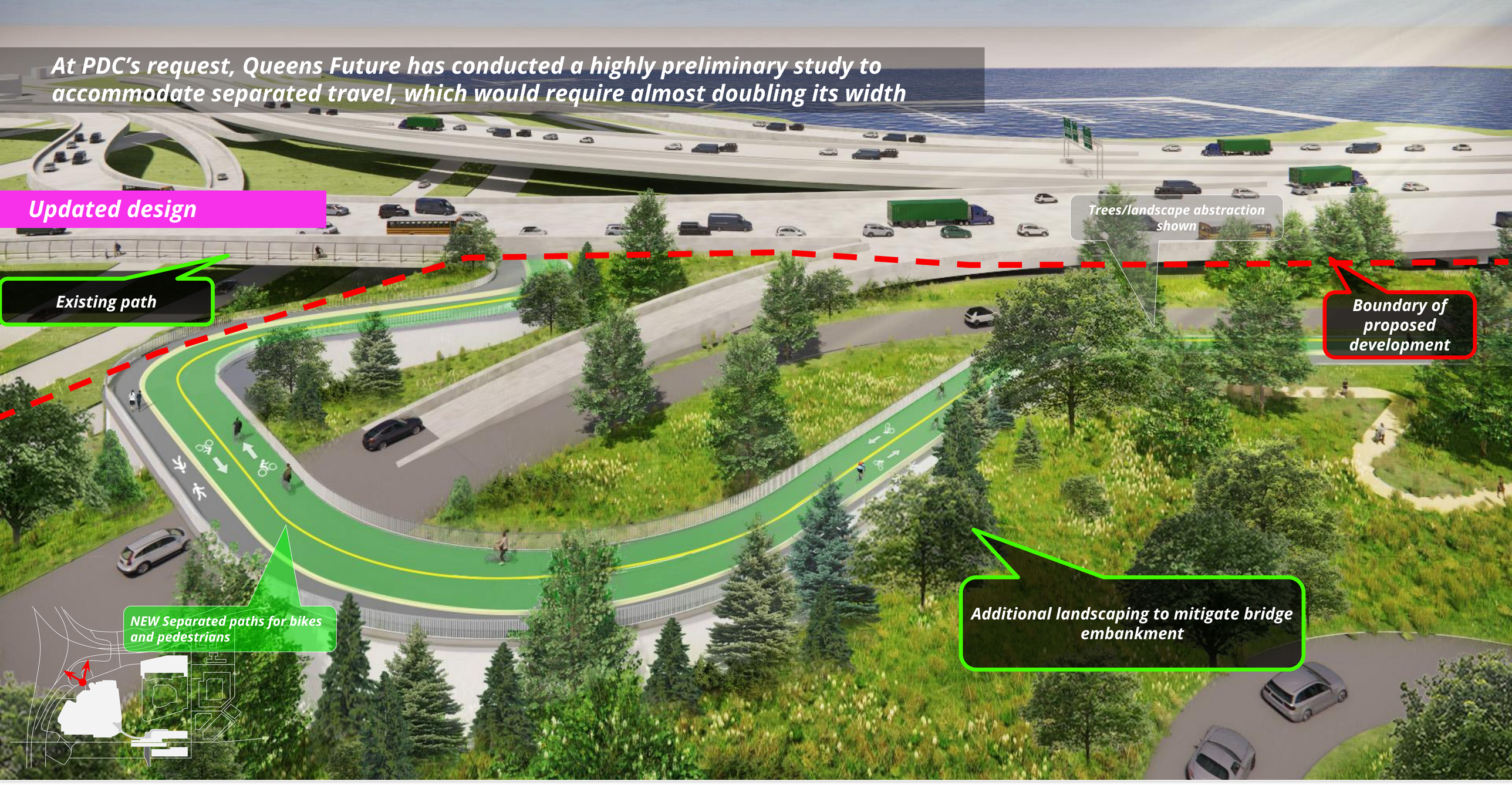
At PDC's request, Queens Future has conducted a highly preliminary study to accommodate separated travel, which would require almost doubling its width



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SHEA ROAD

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Shea Road today has no pedestrian or bicycle infrastructure

BEFORE / EXISTING

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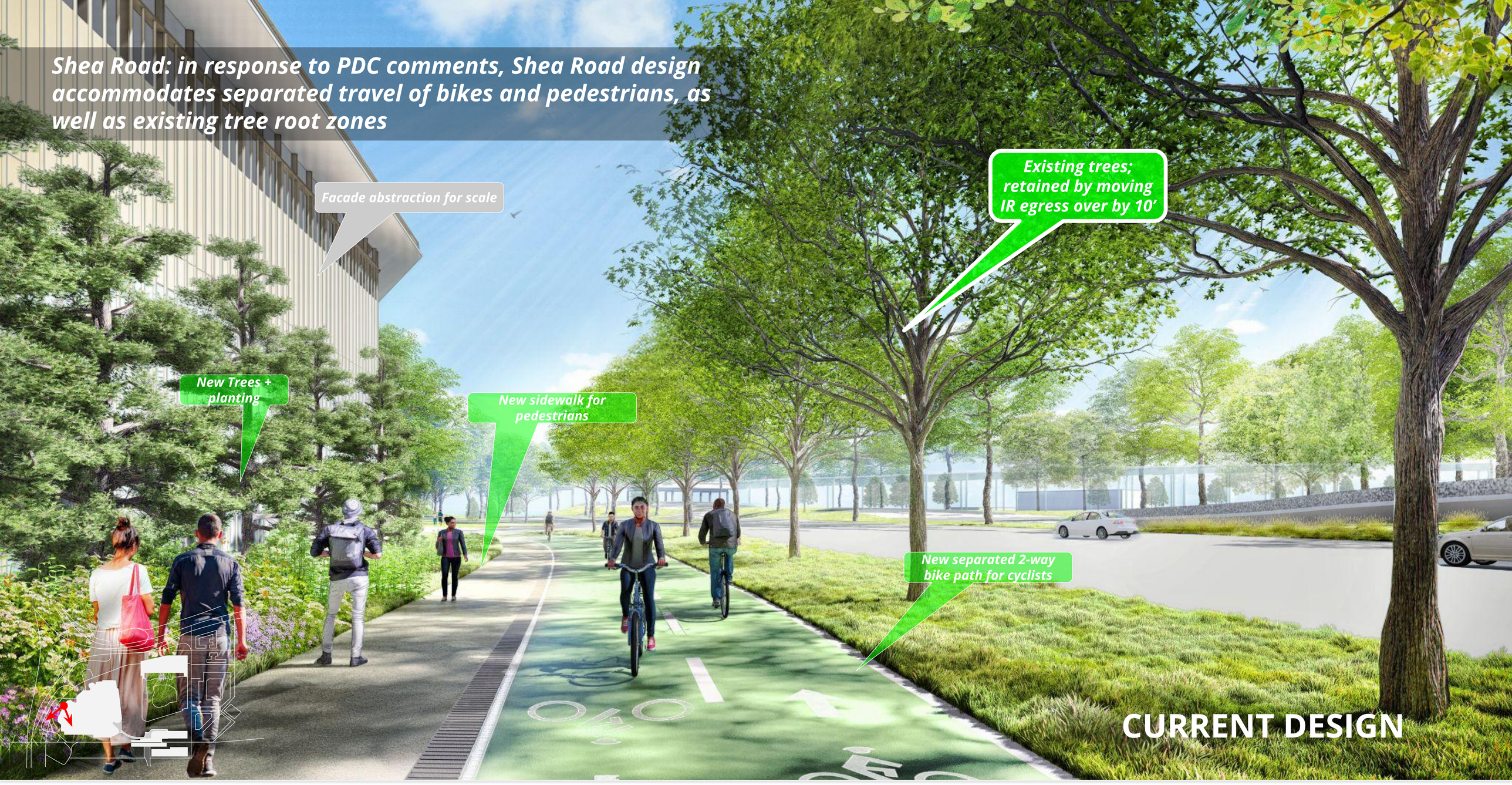
Shea Road: in response to PDC comments, Shea Road design accommodates separated travel of bikes and pedestrians, as well as existing tree root zones



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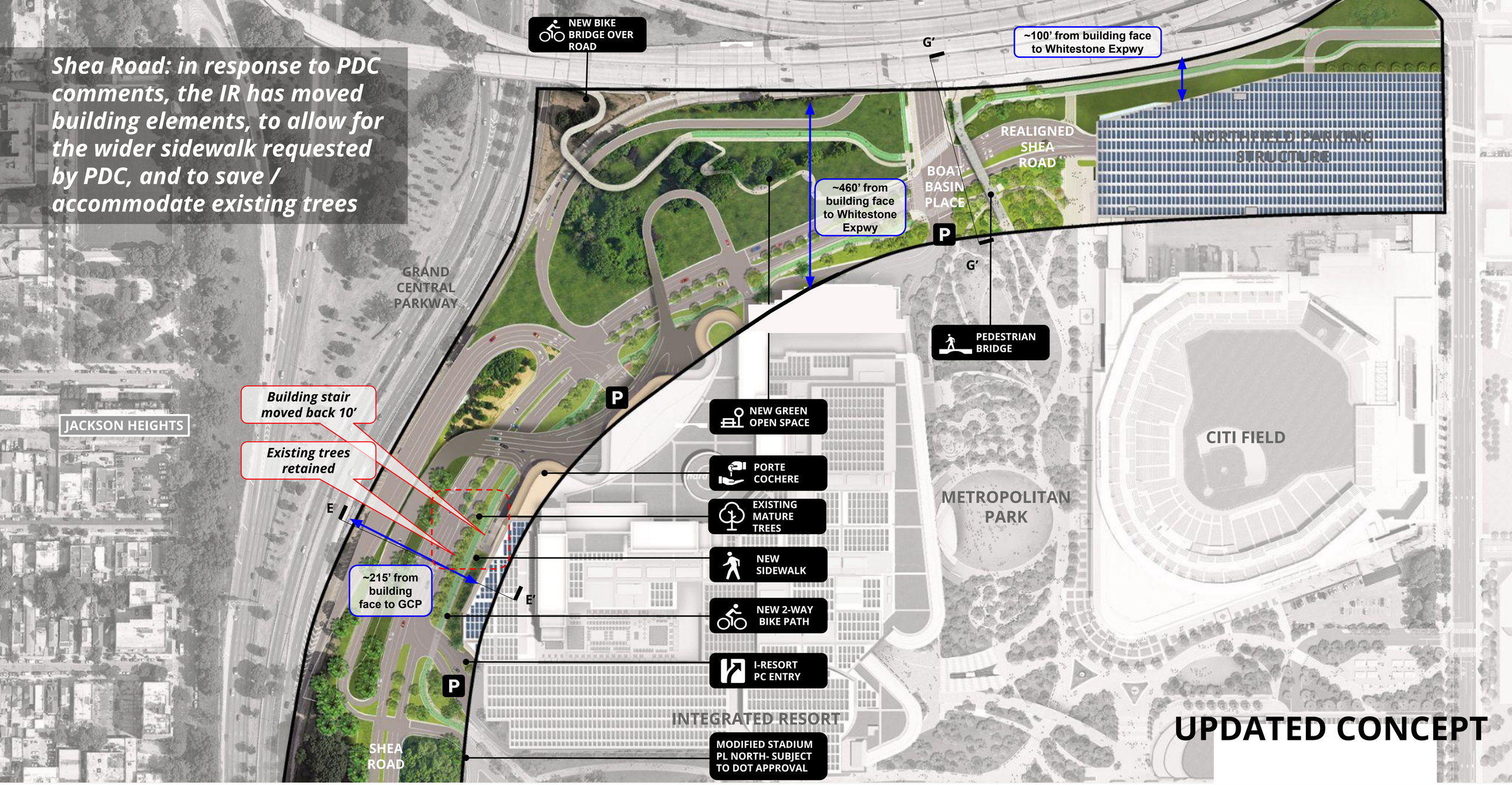

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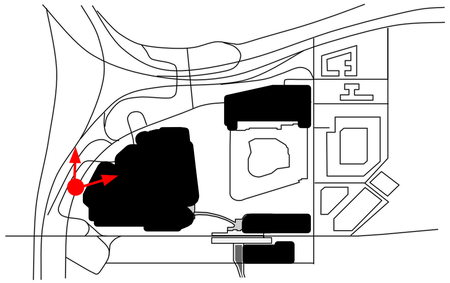
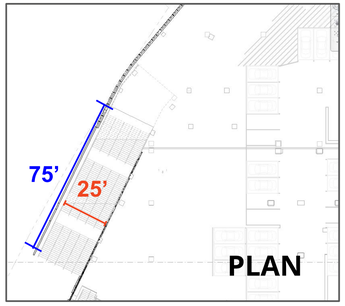
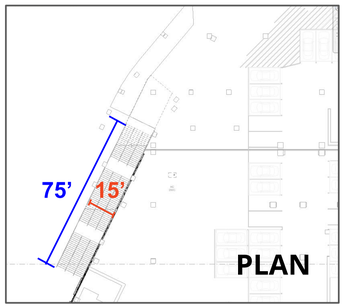
Shea Road: in response to PDC comments, IR Egress has been pushed back 10’ to accommodate tree root zones

PREVIOUSLY-SHARED DESIGN





UPDATED DESIGN



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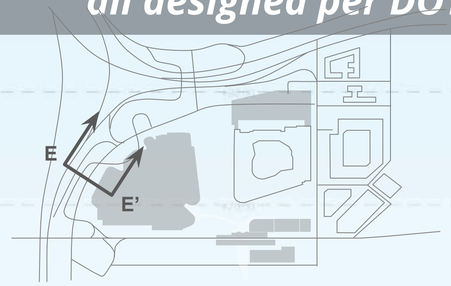
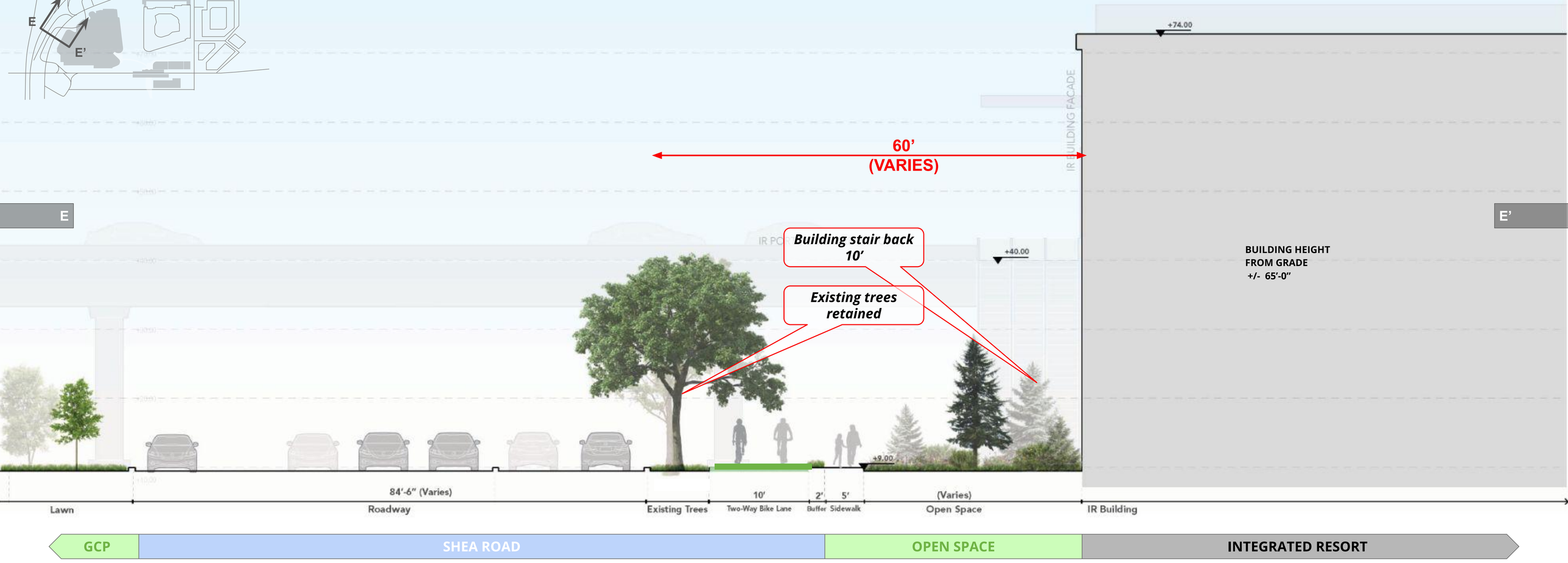
Shea Road: in response to PDC comments, the updated concept for Shea Road includes a separated bike path, pedestrian path, and space for existing tree root zones where possible. This is all designed per DOT standards: safe and functional





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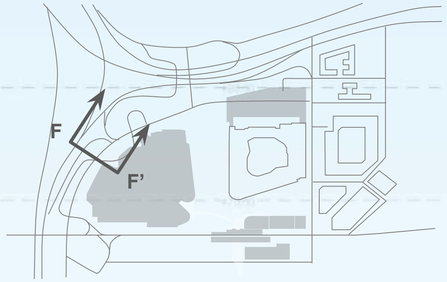
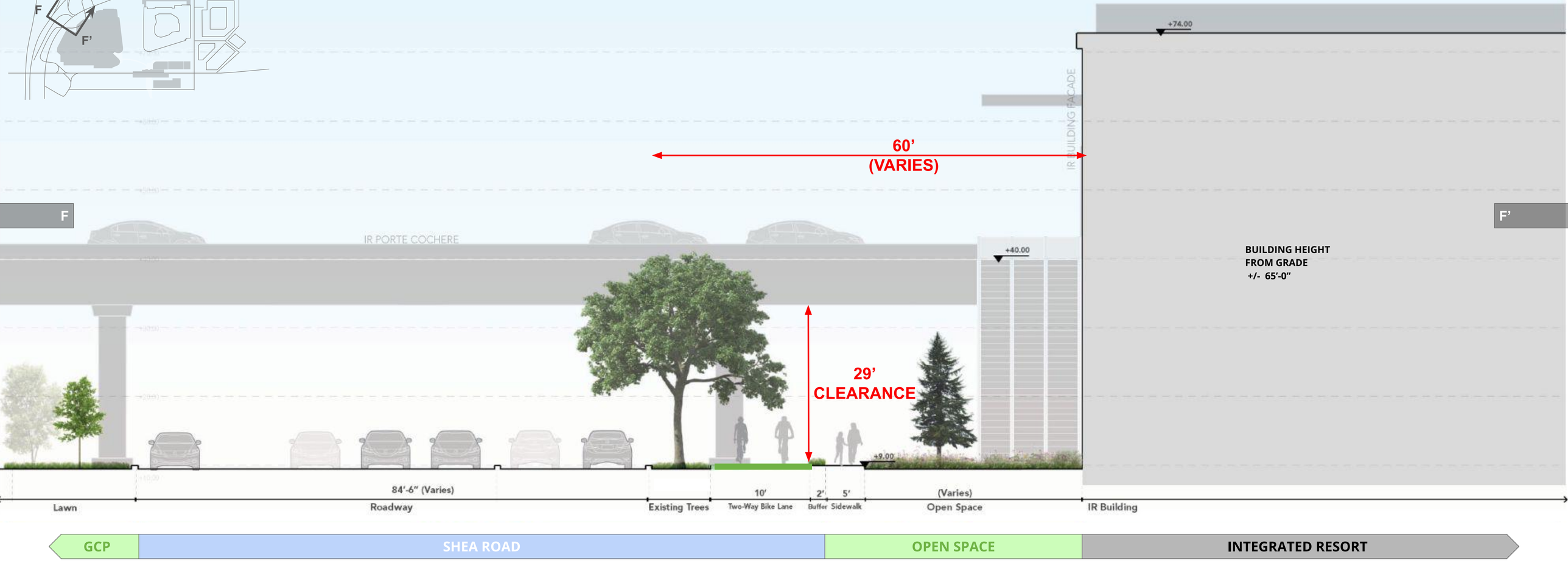
Shea Road: the overpass serving the IR exceeds State DOT roadway clearances - the clearance over the pedestrian area is over 25’ clear





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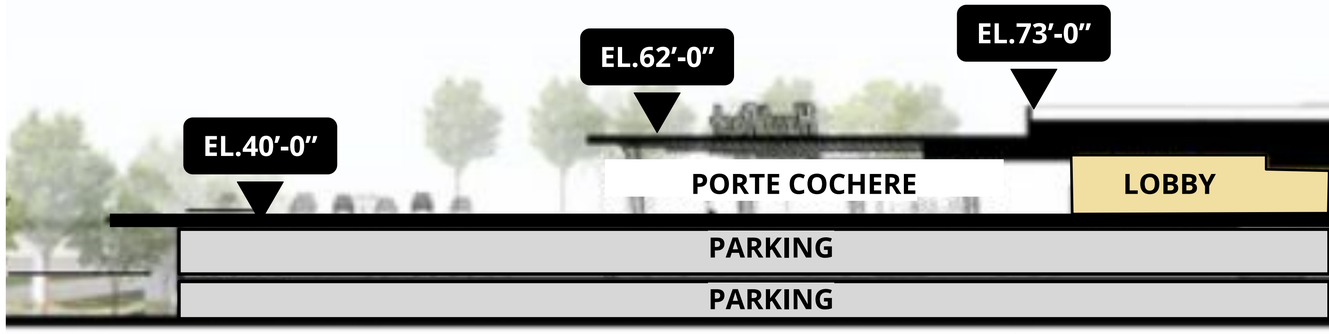
Porte Cochere Conceptual Section and view



OVERALL VIEW

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PLANTING DESIGN

Exact planting constituting the various planting communities will be shared in subsequent submissions.

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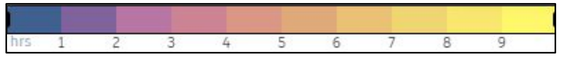
Solar assessment confirms that the site receives sufficient sunlight to support the selected plant communities according to their light requirements. Shade for comfort is achieved through canopy design and strategic tree selection/placement



Full Sun (6-9 hrs) Partial Sun (3-6 hrs) Partial Shade (3-4 hrs) Shade (< 3hr)

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EXISTING TREE SPECIES

Eastern Redbud *Cercis canadensis* Willow Oak *Quercus phellos* Honey Locust *Gleditsia triacanthos var. inermis* Northern Red Oak *Quercus rubra*

Pin Oak *Quercus palustris*

Northern Red Oak *Quercus rubra*

NORTH FIELD

Ginkgo *Ginkgo biloba*

CITI FIELD

Elm *Ulmus spp* White Ash *Fraxinus americana* Callery Pear *Pyrus calleryana* White Pine *Pinus strobus*

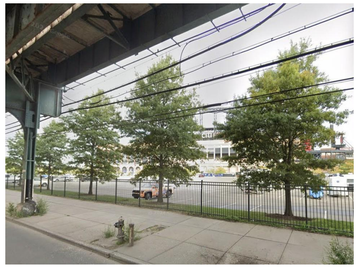
INTEGRATED RESORT

Honey Locust *Gleditsia triacanthos var. inermis*

American sycamore Platanus

TASTE OF QUEENS

Willow Oak *Quercus phellos*



Elm *Ulmus spp* Willow Oak *Quercus* *phellos* Crab Apple *Malus spp.* Shrub Dogwood *Cornus spp.* Pin Oak *Quercus palustris*

Elm *Ulmus spp* Willow Oak *Quercus phellos* Crab Apple *Malus spp.*

Elm *Ulmus spp*

Elm *Ulmus spp*

SOUTH FIELD PARKING GARAGE

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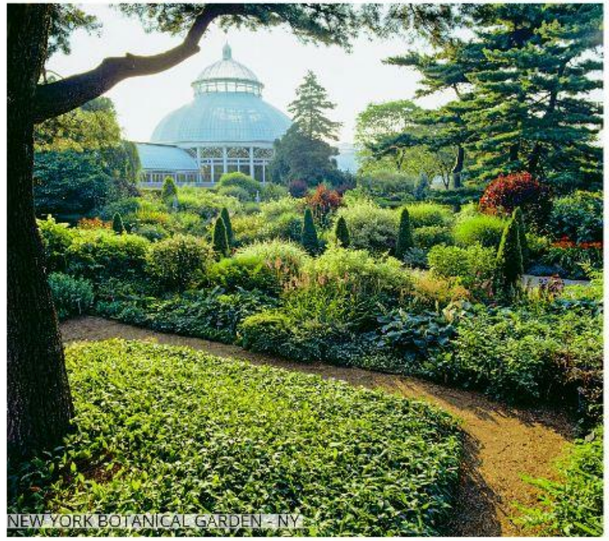
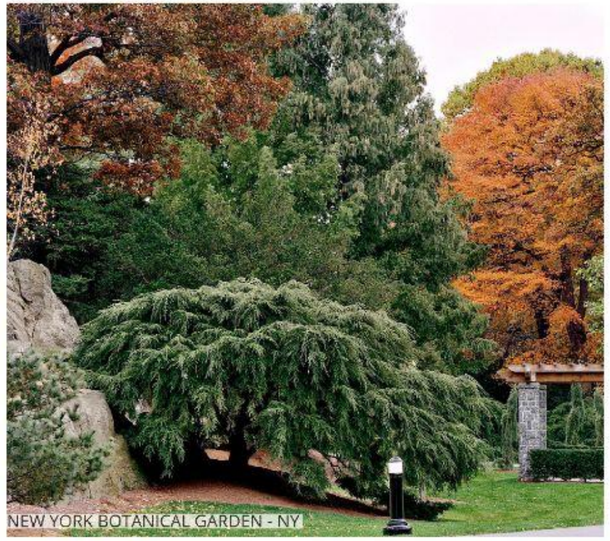
A RICH TAPESTRY OF LANDSCAPE


NEW YORK BOTANICAL GARDEN - NY


NEW YORK BOTANICAL GARDEN - NY

FIELD OPERATIONS - HIGH LINE - NY

GRAVEL GARDEN - CHANTICLEER GARDEN - PA

CHRISTINE PETERSEN - SEASIDE GARDEN - NY

CHANTICLEER GARDEN - PA

NEW YORK BOTANICAL GARDEN - NY

HASHAWHA TRAILS - MD

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SEASON - SPRING & SUMMER
COLOR

CASSANDRA & BRYAN BARRETT - OR

LURIE GARDEN - MILLENNIUM PARK - IL

KUWOHI - TN

RICHARD BLOOM - PIET OUDOLF - SCAMPSTON HALL GARDEN - UK

GRAVEL GARDEN - CHANTICLEER GARDEN - PA

VISTA GARDENS - WA

MEDITERRANEAN BEDS - CAMBRIDGE UNIVERSITY BOTANIC GARDEN - UK

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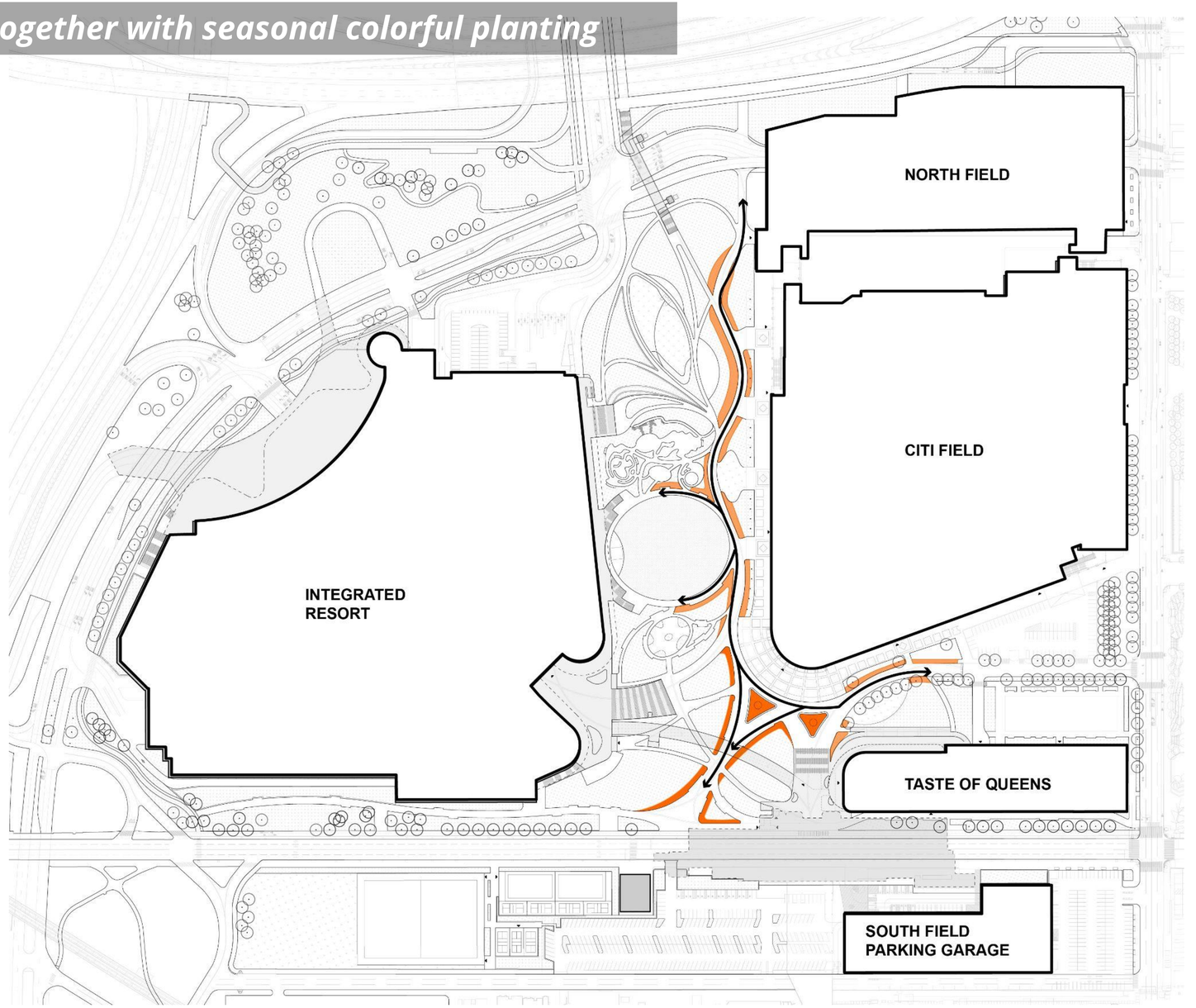
The campus is tied together with seasonal colorful planting

Tulips

Jelena Witch Hazel

Daffodils



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CELEBRATING METS, NY STATE, AND WORLD'S FAIR COLORS IN PLANTING

WALTERS GARDENS, INC. - NJ

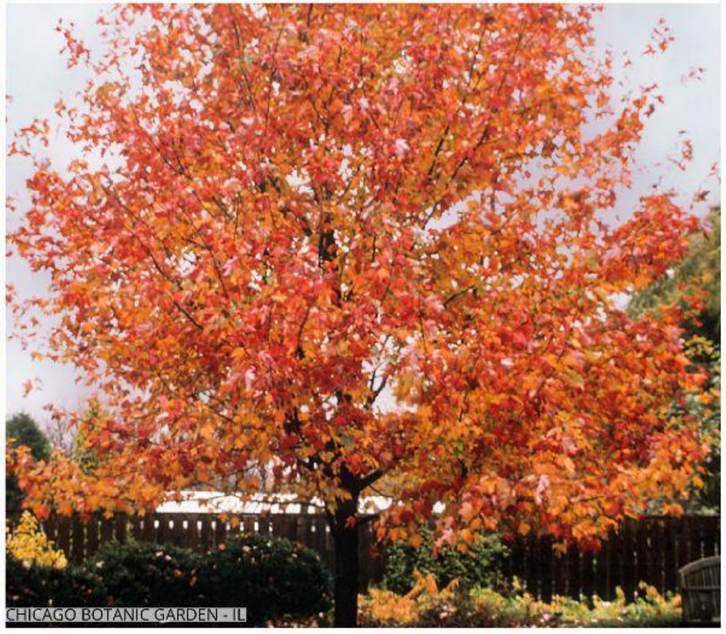
ZOE FINNEY - SCHLITZ AUDUBON NATURE CENTER - WI

TIA BORGSMIDT - HUBERT'S GARDEN - DENMARK

LORI JEAN ROBSON - HOLLAND

CYNDI MONAGHAN - MD

NYTIMES - PARK AVENUE - NY


CHICAGO BOTANIC GARDEN - IL

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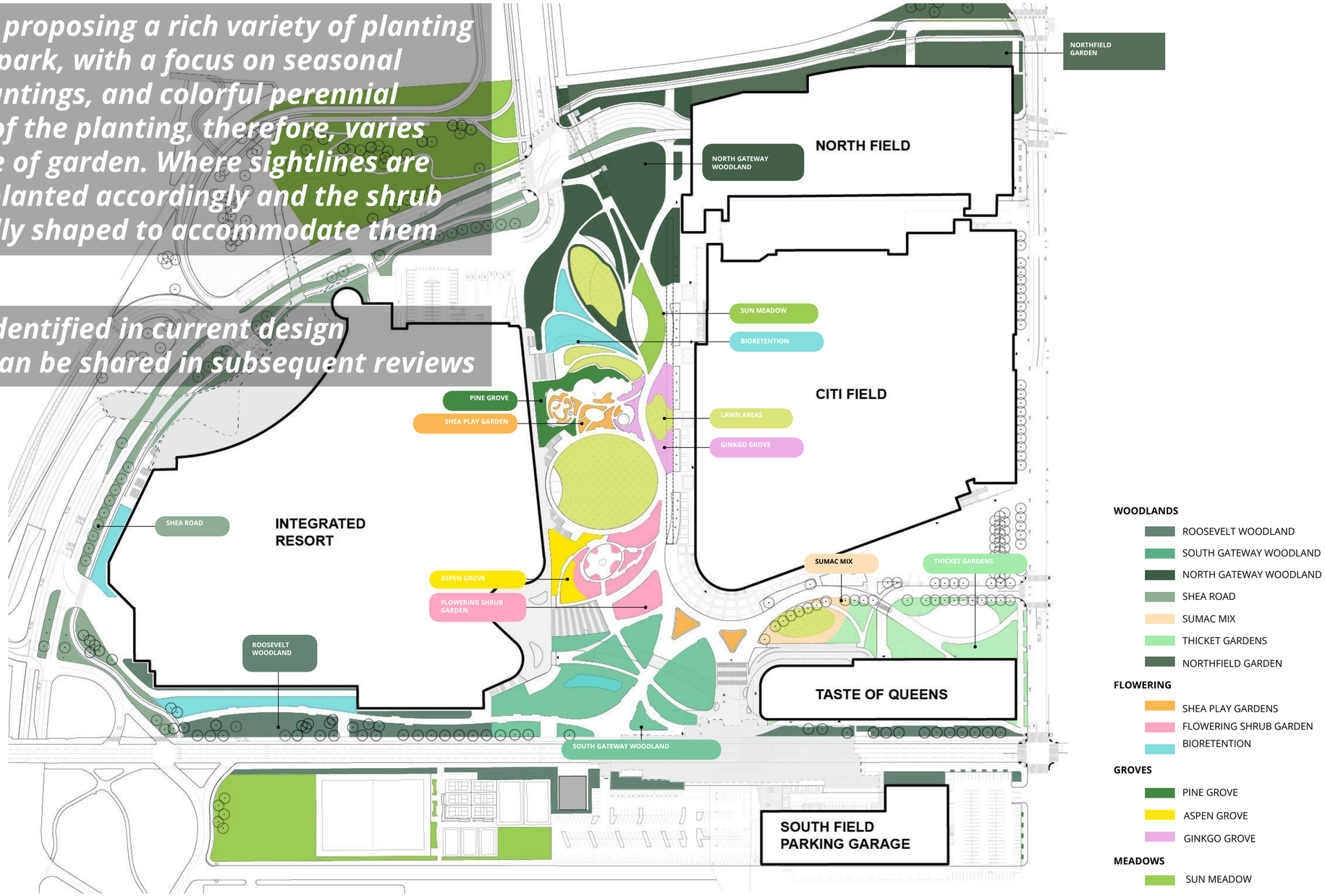
The planting design is proposing a rich variety of planting typologies across the park, with a focus on seasonal interest, specimen plantings, and colorful perennial gardens. The density of the planting, therefore, varies depending on the type of garden. Where sightlines are critical, trees will be planted accordingly and the shrub layouts will be carefully shaped to accommodate them

Planting species are identified in current design documentation; and can be shared in subsequent reviews



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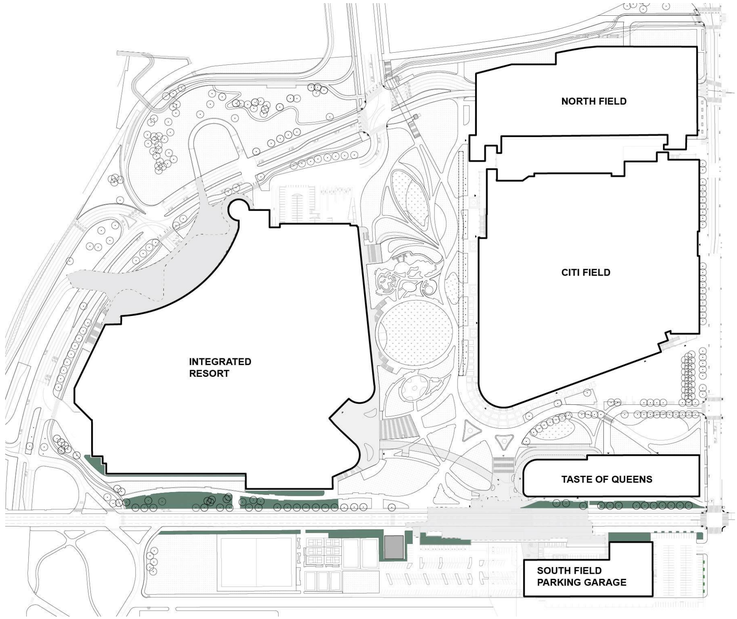
ROOSEVELT WOODLAND

CARLA Z. MUDRY - PA

OKINAWA, JAPAN

BARBARA NUFFER - SHADY GARDEN - NY

ALBERT F. W. VICK - PA



ROOSEVELT WOODLAND

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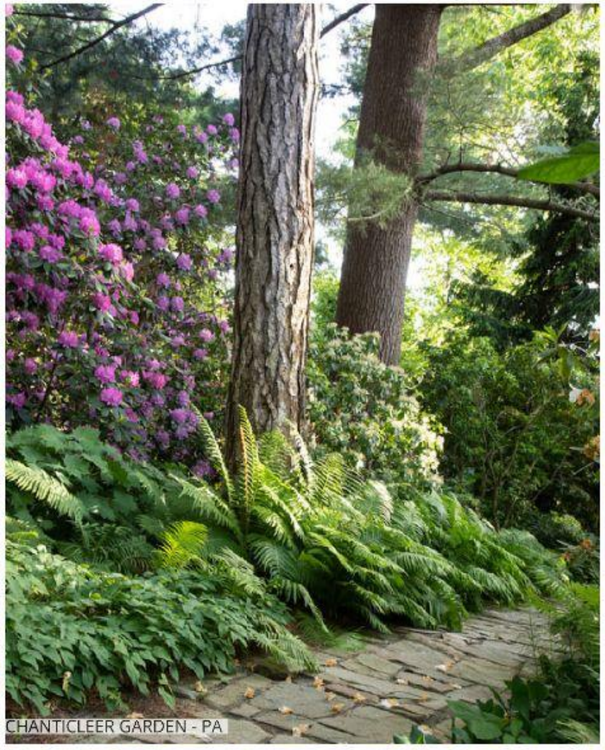
SOUTH GATEWAY WOODLAND

JANET DAVIS - BELLS RUN NATURE PRESERVE - PA

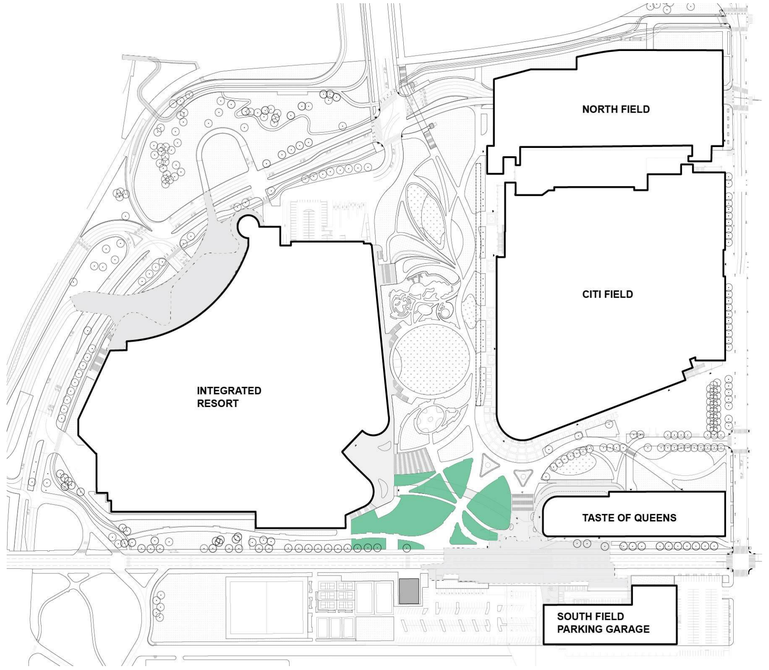

CHANTICLEER GARDEN - PA

MVVA - TEARDROP PARK - NY

BIG BROOK PRESERVE - NJ

HASHAWHA TRAILS - MD

MVVA - TEARDROP PARK - NY



SOUTH GATEWAY WOODLAND

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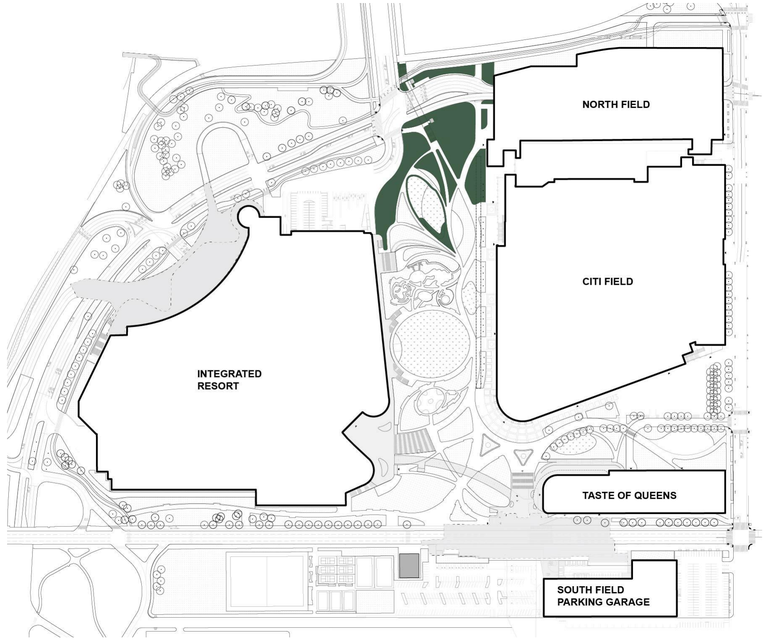
NORTH GATEWAY WOODLAND

CATSKILL NATIVE NURSERY - NY

NEW YORK BOTANICAL GARDEN - NY

CATSKILL NATIVE NURSERY - NY

CATSKILL NATIVE NURSERY - NY



NORTH GATEWAY WOODLAND

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SHEA ROAD WOODLAND

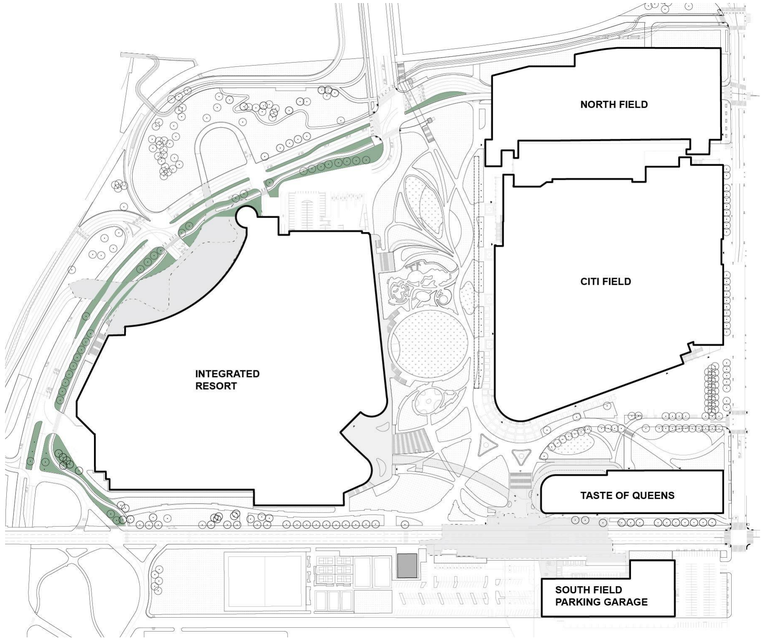
FIELD OPERATIONS - WATERFRONT SEATTLE - WA

FIELD OPERATIONS - HIGH LINE MOYNIHAN CONNECTOR - NY

EXISTING SHEA ROAD CHARACTER

RIVERSIDE PARK CONSERVANCY - WESTSIDE MANHATTAN - NY

BROOKLYN BOTANIC GARDEN - NY



SHEA ROAD WOODLAND

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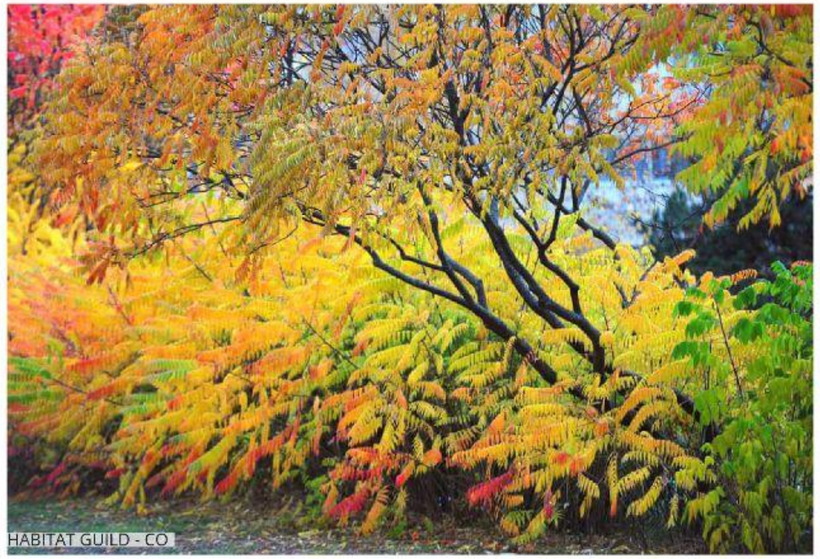
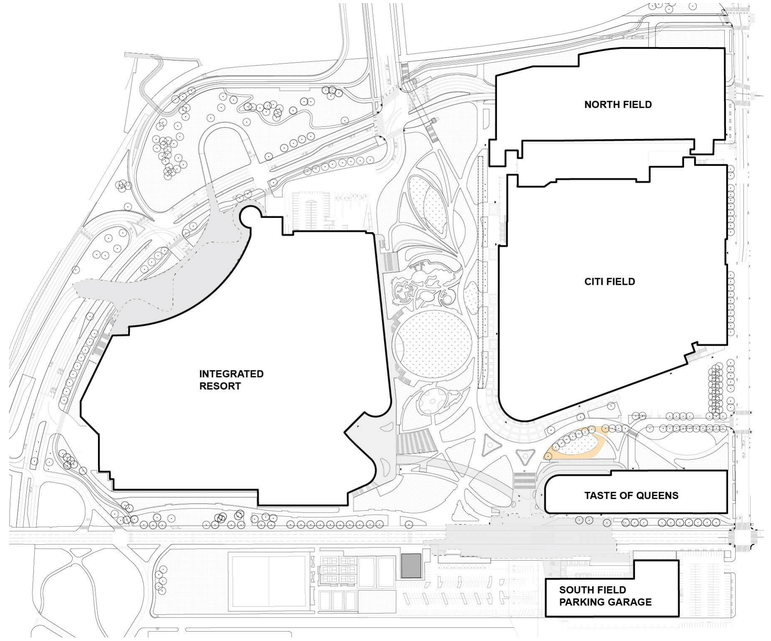
SUMAC MIX

BRESSINGHAM GARDENS - UK


HABITAT GUILD - CO

FIELD OPERATIONS - HIGH LINE - NY

MVVA - BROOKLYN BRIDGE PARK - NY



SUMAC MIX

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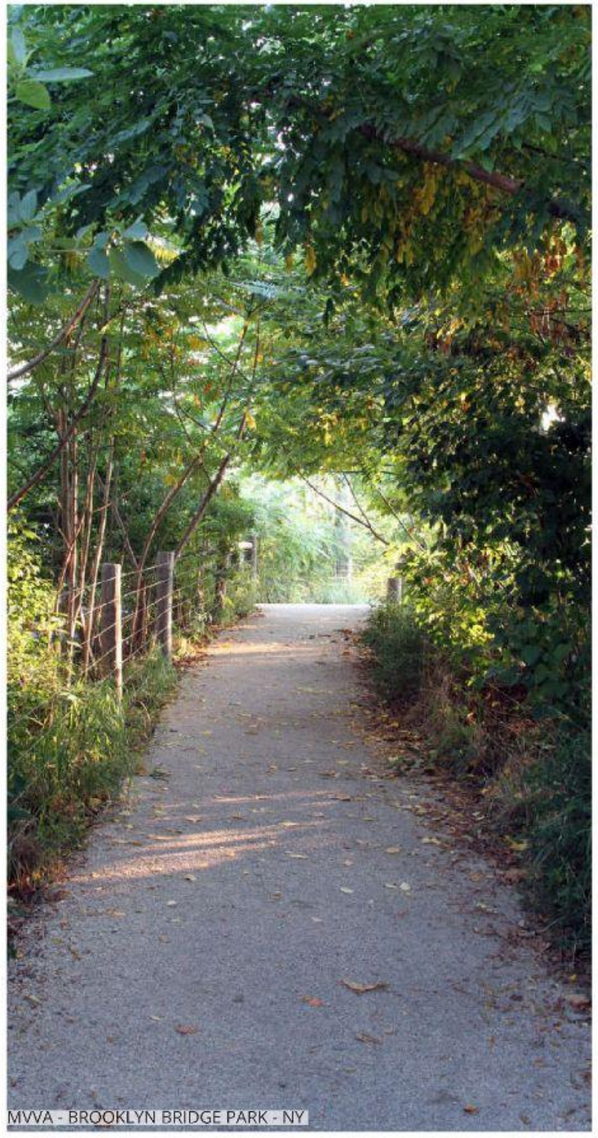
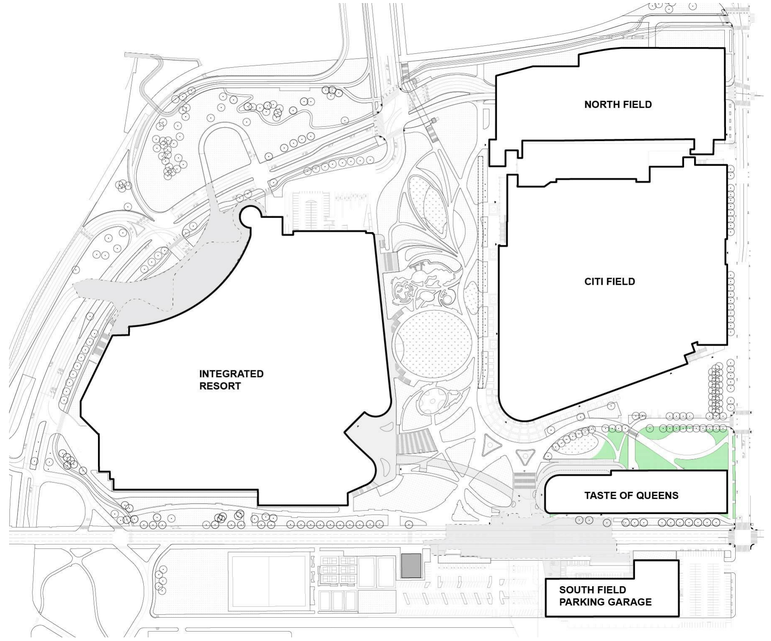
THICKET GARDEN

FIELD OPERATIONS - HIGH LINE - NY

RHODODENDRON GARDEN - SHERINGHAM PARK - UK

MVVA - BROOKLYN BRIDGE PARK - NY


MVVA - BROOKLYN BRIDGE PARK - NY



THICKET GARDEN

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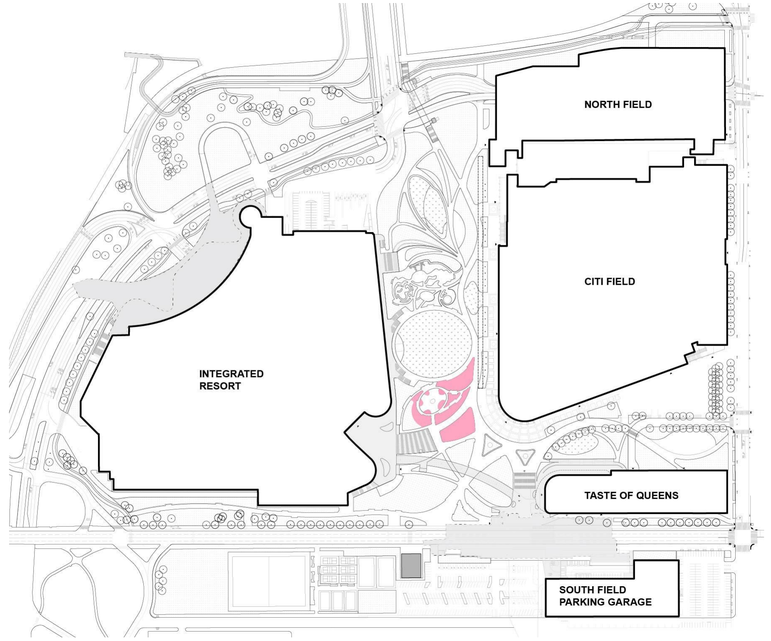
FLOWERING SHRUB GARDEN

KING HENRY'S WALK GARDEN - UK

CORKTOWN COMMON - TORONTO



FLOWERING SHRUB GARDEN

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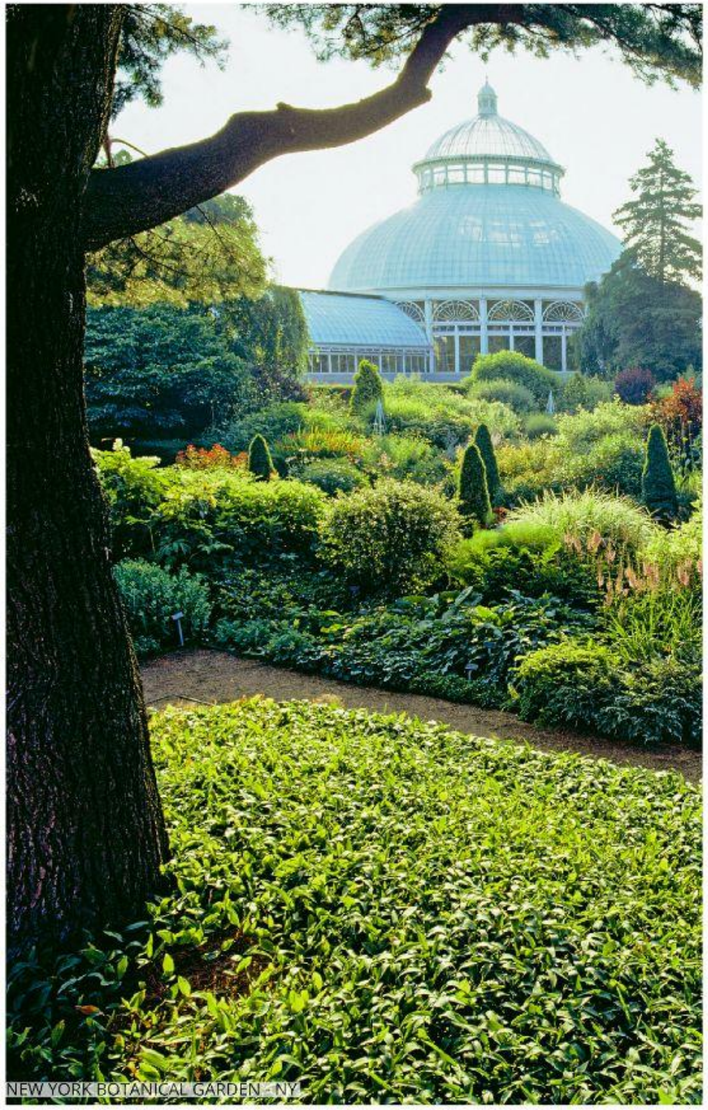
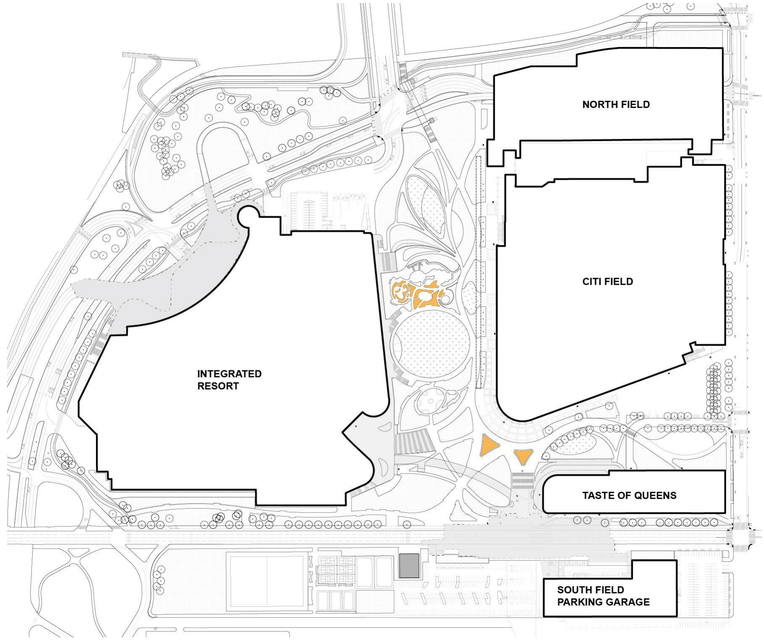
SHEA PLAY GARDENS

CHANTICLEER GARDEN - PA

VISTA GARDENS - WA


NEW YORK BOTANICAL GARDEN - NY

VISTA GARDENS - WA



SHEA PLAY GARDENS

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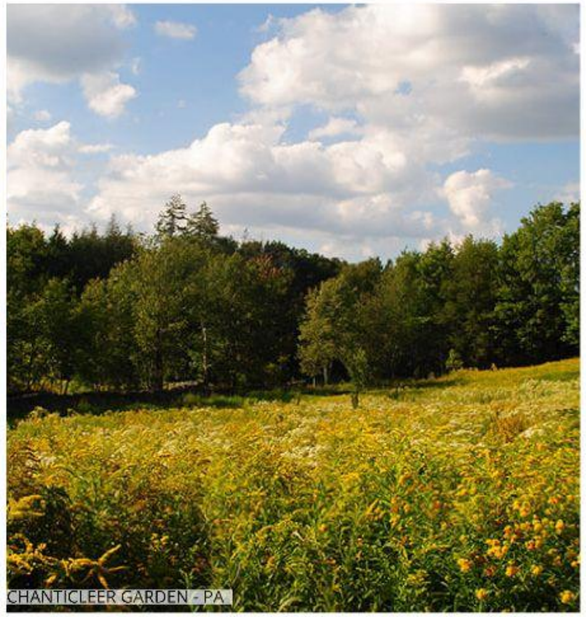
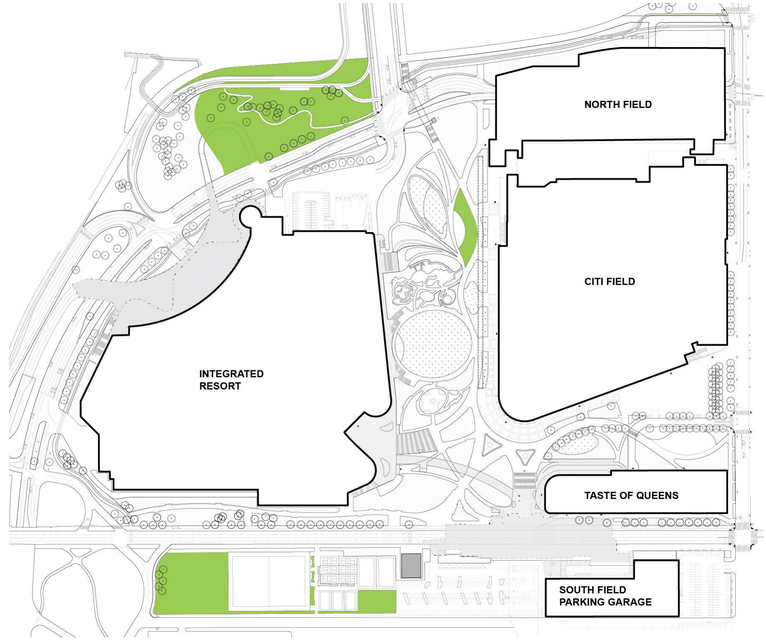
SUN MEADOW

CHANTICLEER GARDEN - PA


CHANTICLEER GARDEN - PA

CENTRAL PARK - NY

ACASTER SOUTH INGS - UK



SUN MEADOW

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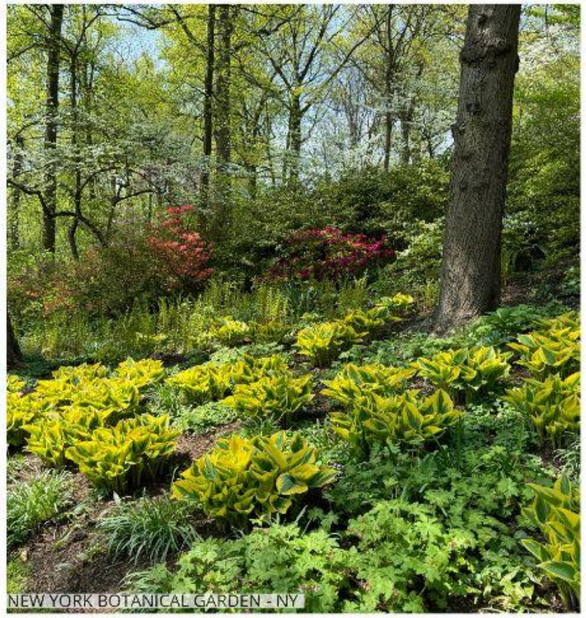
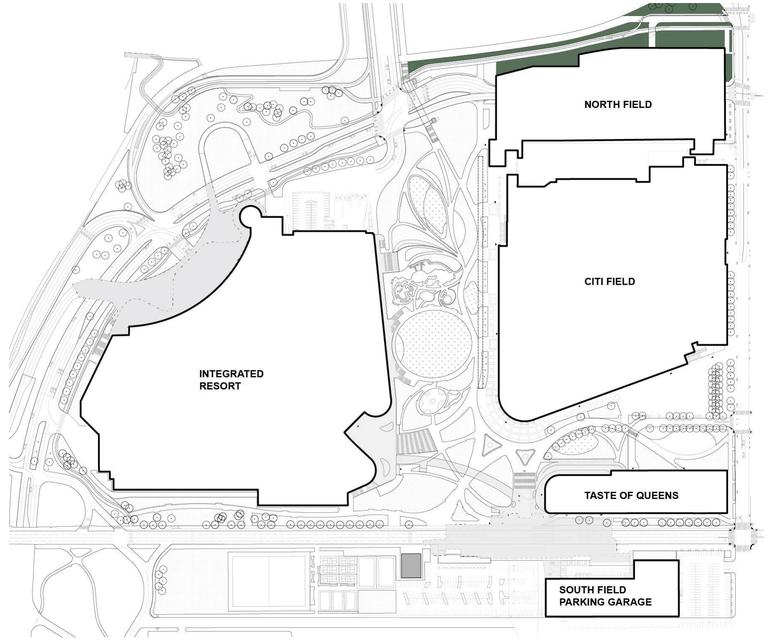
NORTHFIELD GARDEN

JAY SIFFORD - NORTH CAROLINA


NEW YORK BOTANICAL GARDEN - NY

NATIVE PLANT GARDEN - NEW YORK BOTANICAL GARDEN - NY



NORTHFIELD GARDEN

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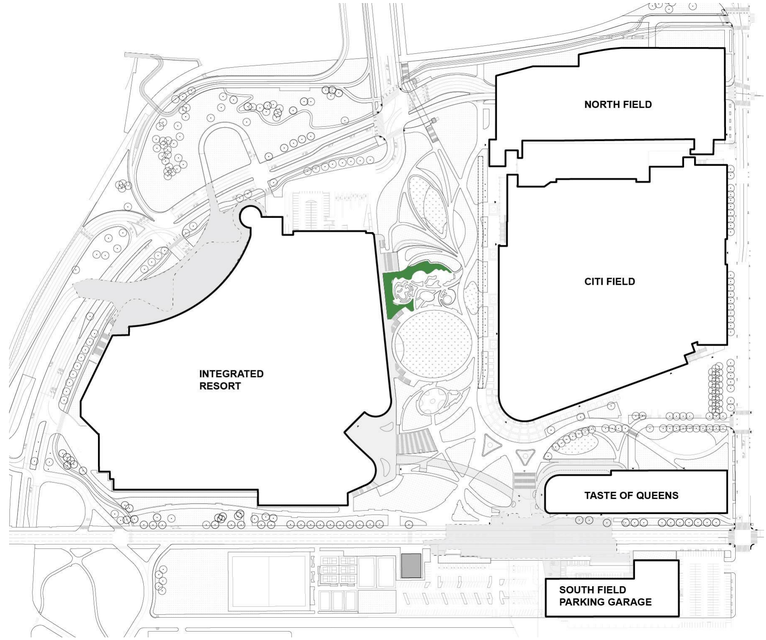
PINE GROVE

CHICAGO BOTANIC GARDEN - IL

VISTA GARDENS - WA

US NATIONAL ARBORETUM - D.C.

NEW YORK BOTANICAL GARDEN - NY



PINE GROVE

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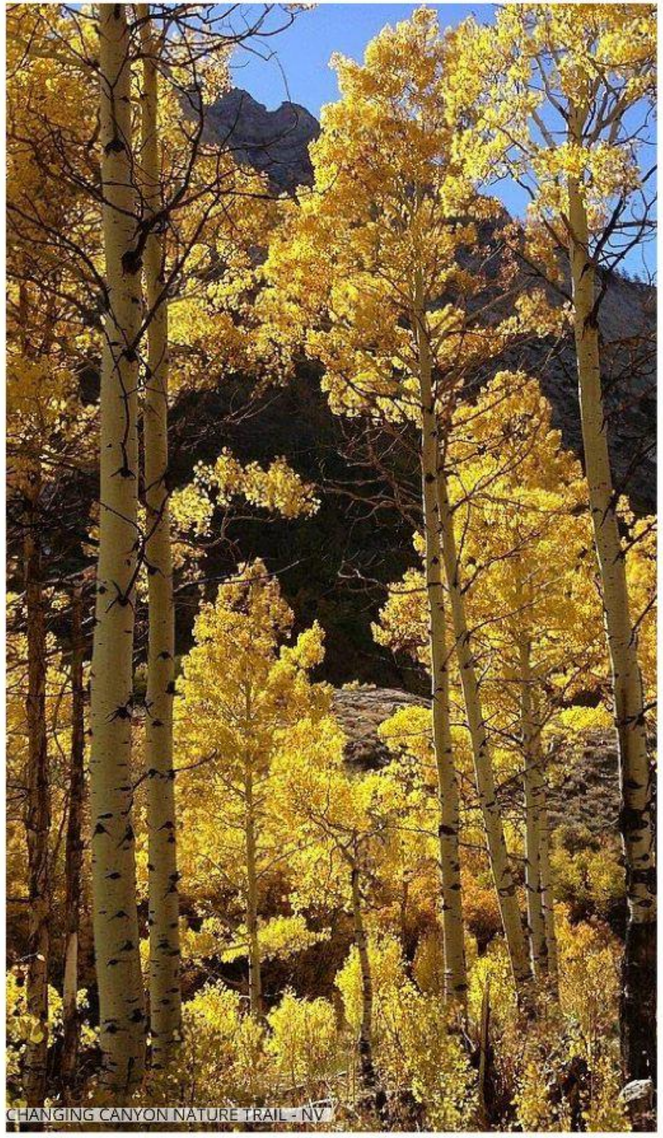
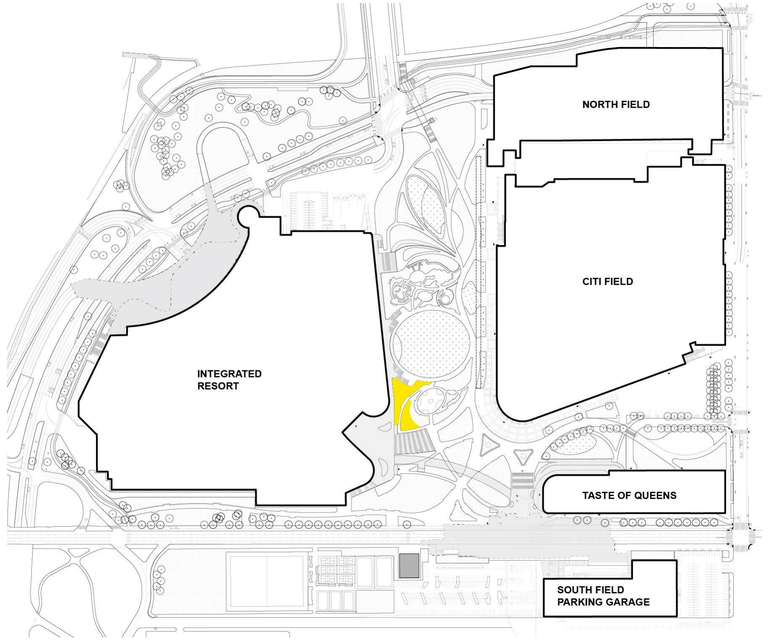
ASPEN GROVE

SWA - GUTHRIE GREEN PARK - OK

JONATHAN ALDERSON - THE ELEVATED WALK AT CHANTICLEER GARDEN - PA



CHANGING CANYON NATURE TRAIL - NV



ASPEN GROVE

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GINKGO GROVE

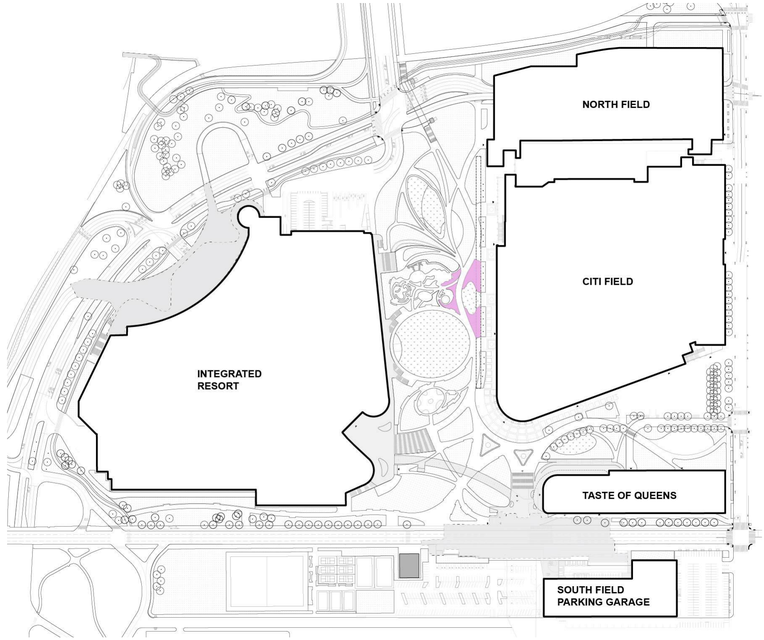
BLANDY EXPERIMENTAL FARM - VA

WALTERS GARDENS, INC. - NJ

MVVA - BROOKLYN BRIDGE PARK - NY

LORI JEAN ROBSON - HOLLAND

BROOKLYN BOTANIC GARDEN - NY



GINKGO GROVE

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BIORETENTION

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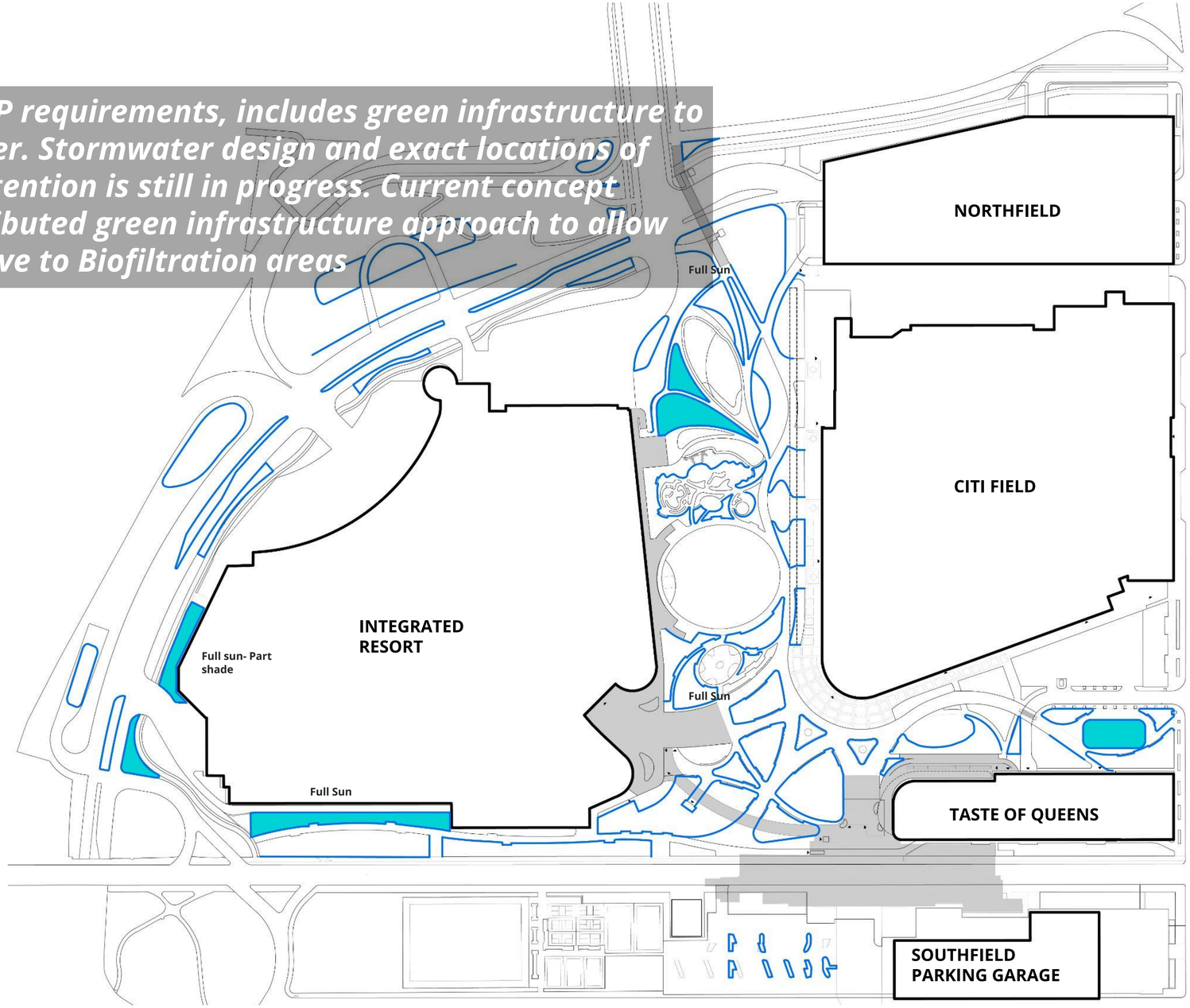
The site, per DEP requirements, includes green infrastructure to filter stormwater. Stormwater design and exact locations of biofiltration/retention is still in progress. Current concept includes a distributed green infrastructure approach to allow for water to move to Biofiltration areas



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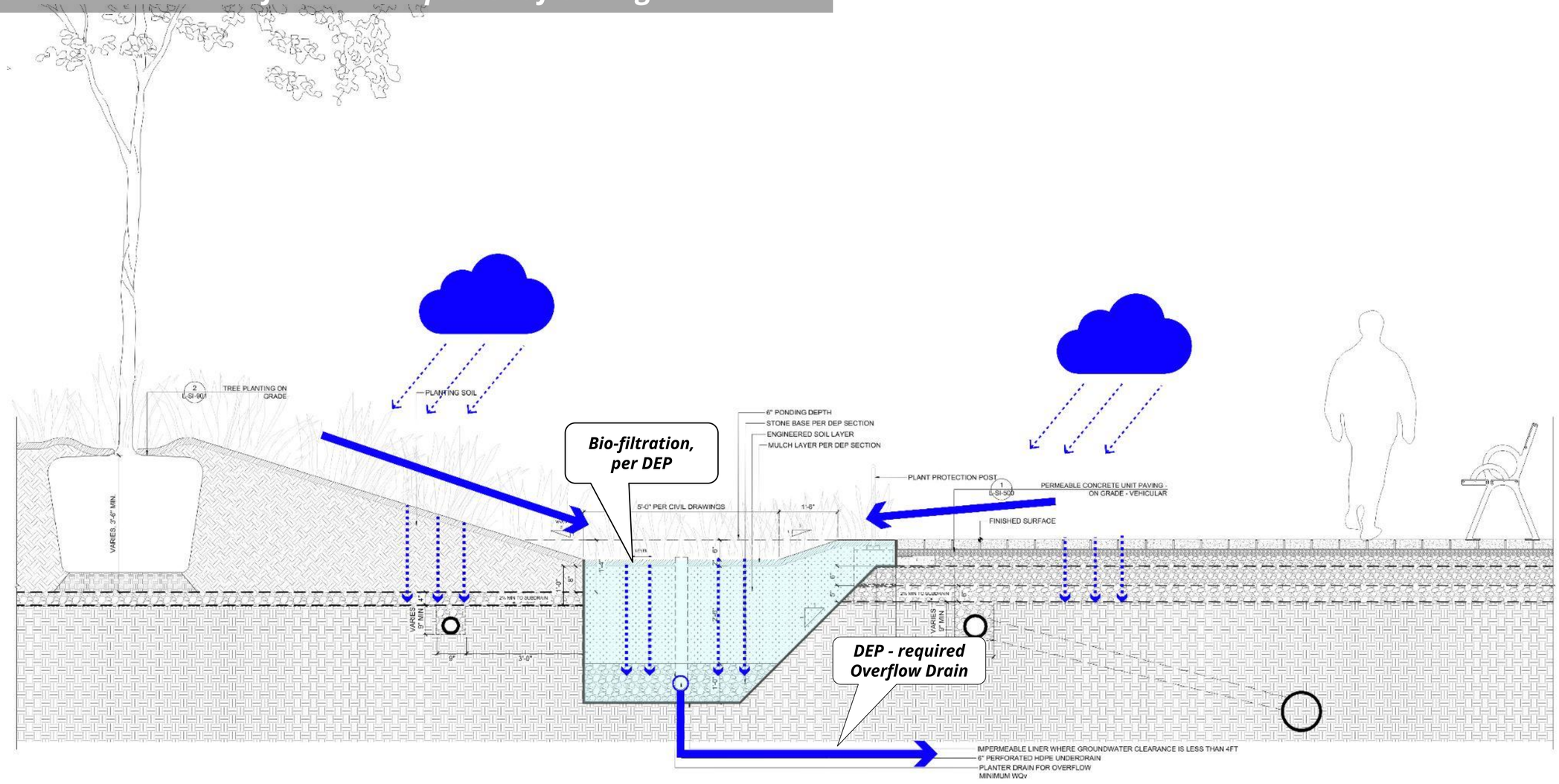
Biofiltration is designed per DEP standard. Rain water gravity-flows to biofiltration areas. Overflow drains prevent flooding



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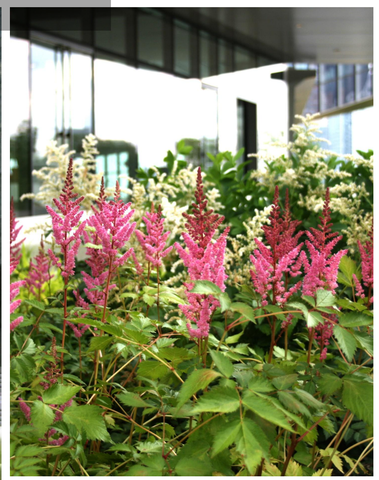
Bioretention is being designed to support native planting

Field Operations: Cornell Tech Campus



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ARCHITECTURE

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INTEGRATED RESORT

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Drawing on the city's rich history of "Flatiron" shaped urban moments, the Integrated Resort signals its own entry with this type of expression

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The integrated resort's entries are located to keep vehicle access along the perimeter of the site and out of the central park space

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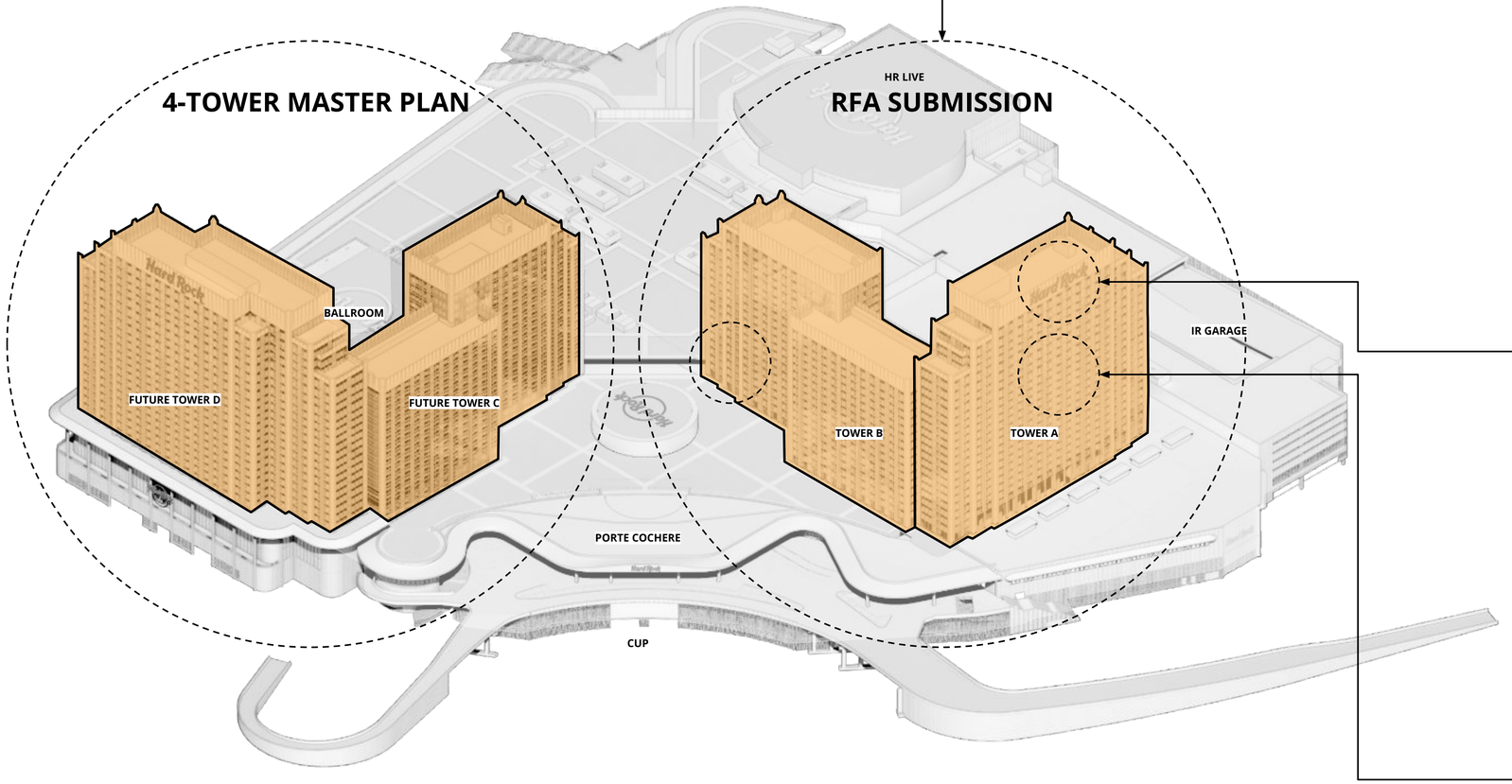
The Integrated Resort Towers recall New York's iconic skyline and are positioned to avoid shading the park.



OVERALL TOWER DESIGN

TOWER CROWN

TOWER MIDDLE

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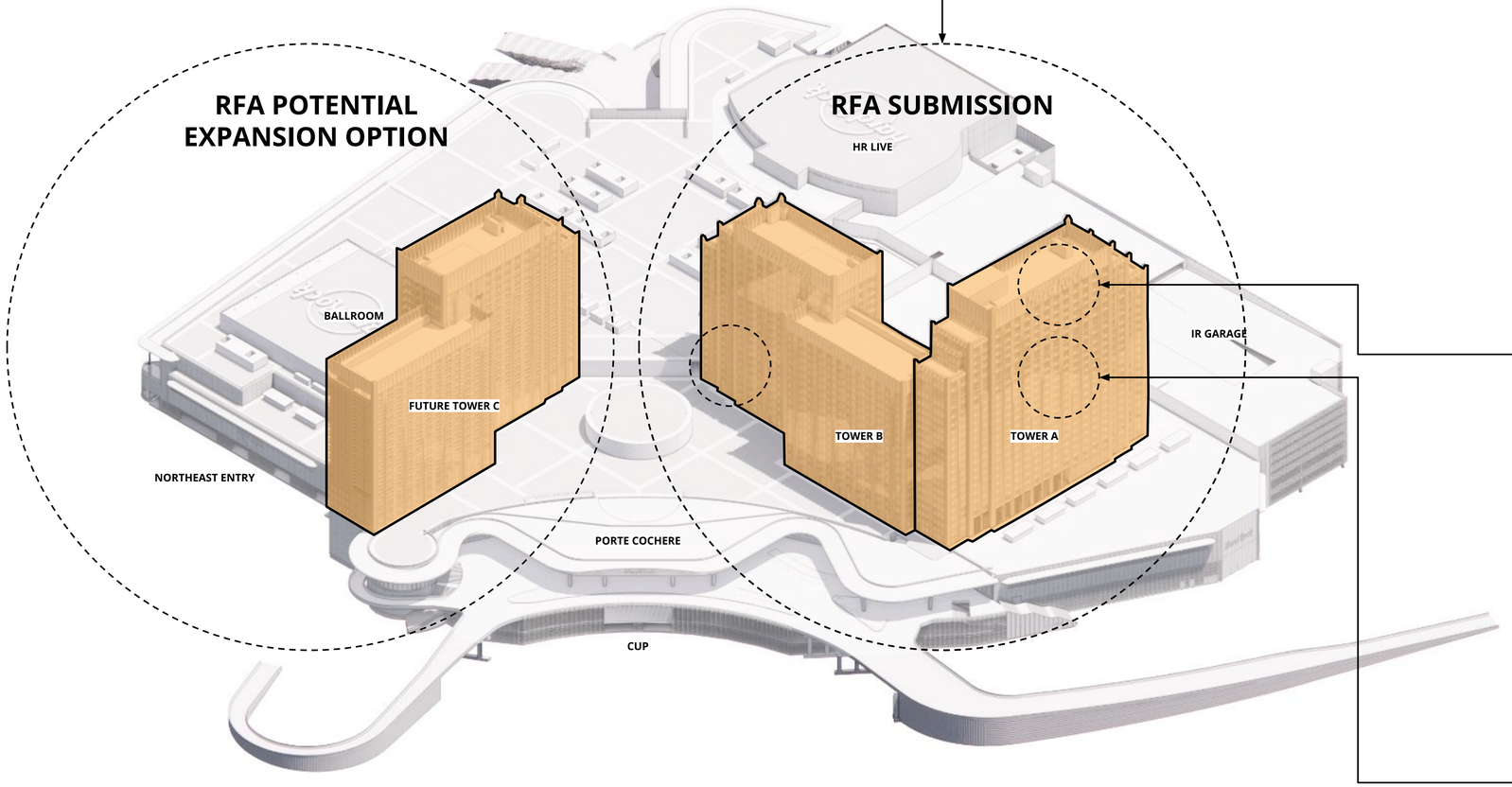
The RFA includes two towers, A and B (the "Base Case"), and an additional request to approve a third Tower C as a potential expansion option as part of the Application



OVERALL TOWER DESIGN

TOWER CROWN

TOWER MIDDLE

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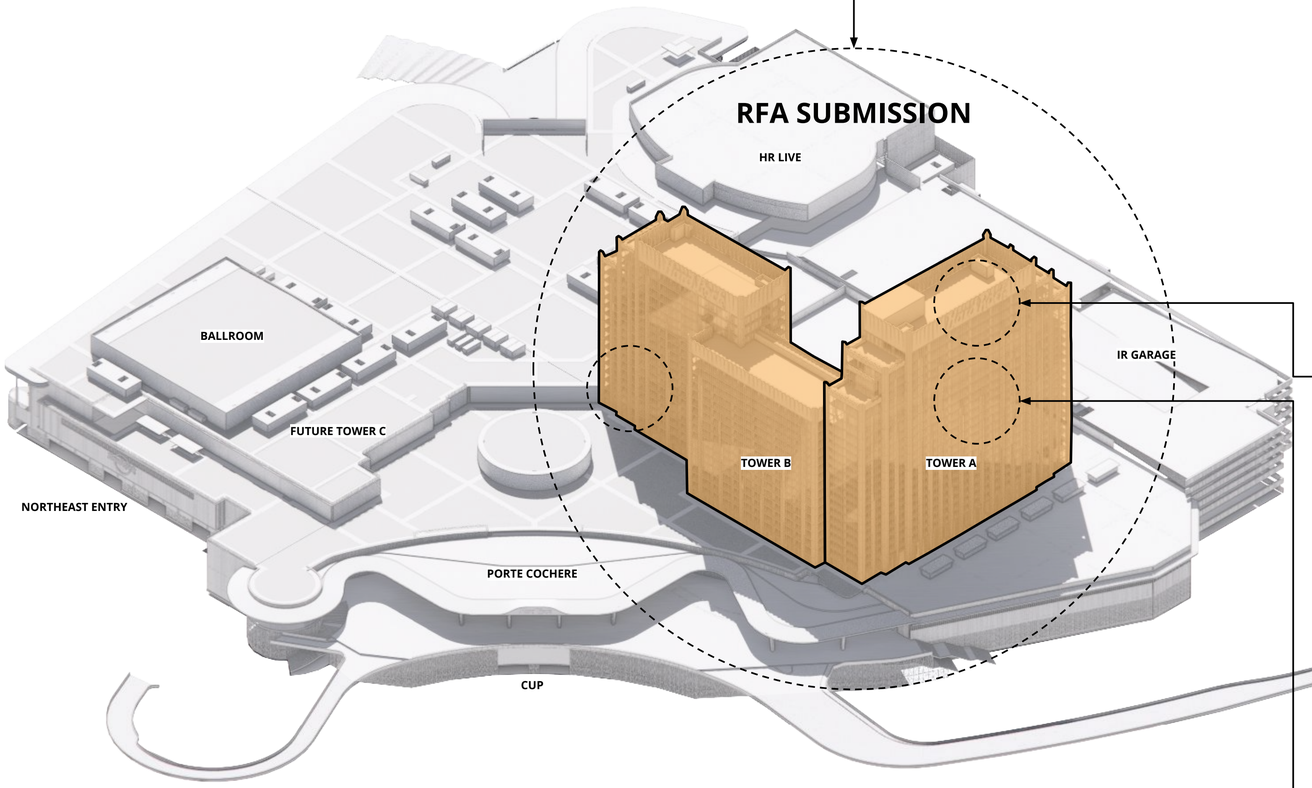
This preliminary submission further elaborates on the architectural design of the towers, which will be consistent throughout the master plan



OVERALL TOWER DESIGN

TOWER CROWN

TOWER MIDDLE

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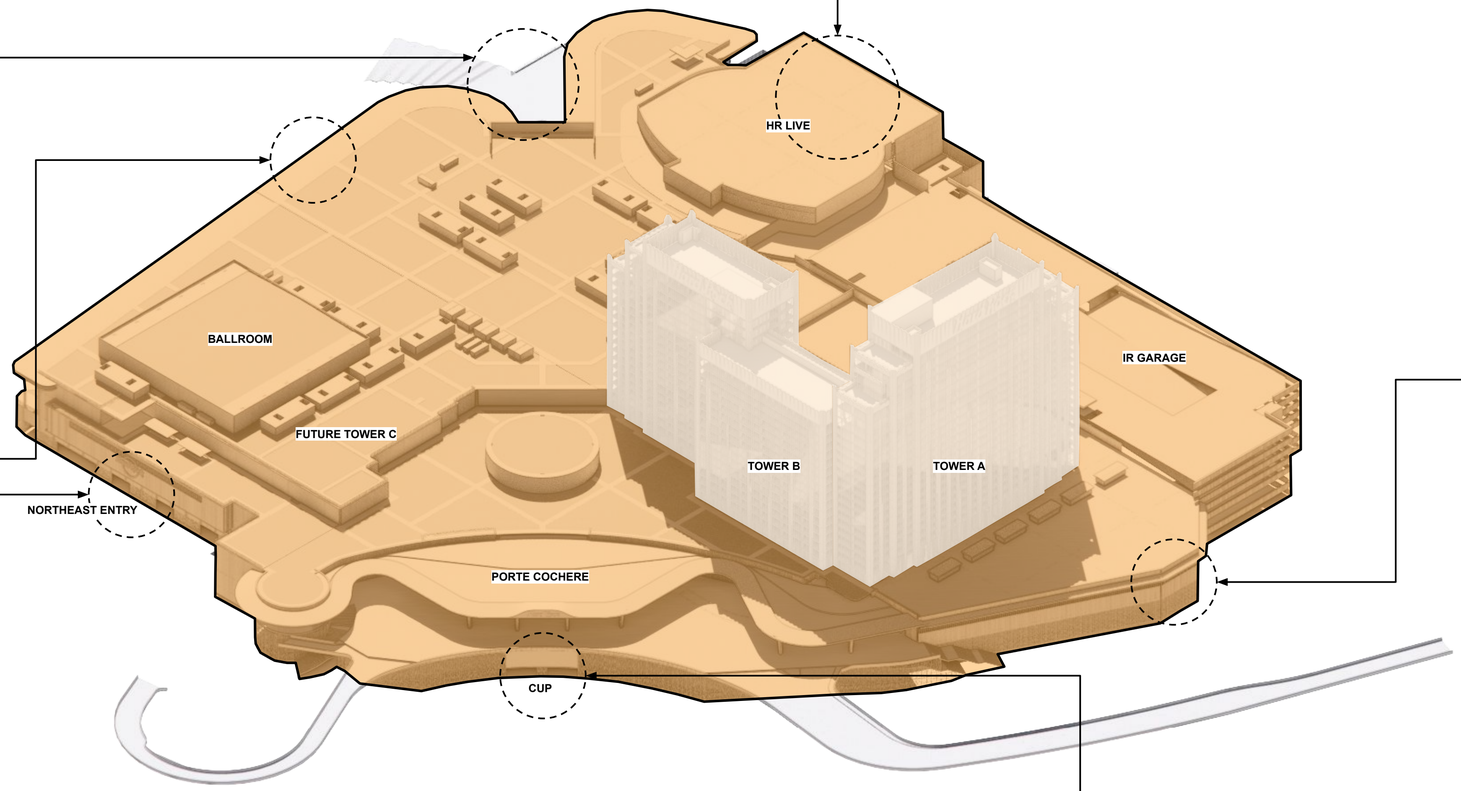
The Integrated Resort podium employs a fluted articulation recalling the NY World's Fairs with entries located to minimize vehicular and pedestrian conflict

GATEWAY PEDESTRIAN ENTRY

IR PODIUM COLONNADE PARK

IR PODIUM PARKING NORTH



HR LIVE

IR PODIUM SW CORNER

PORTE COCHERE / PODIUM PARKING

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From the MTA station, the integrated resort podium echoes the architecture and massing of Citi Field, while the towers create a New York skyline that maintains expansive open space

(as submitted in the Gaming Commission RFA)

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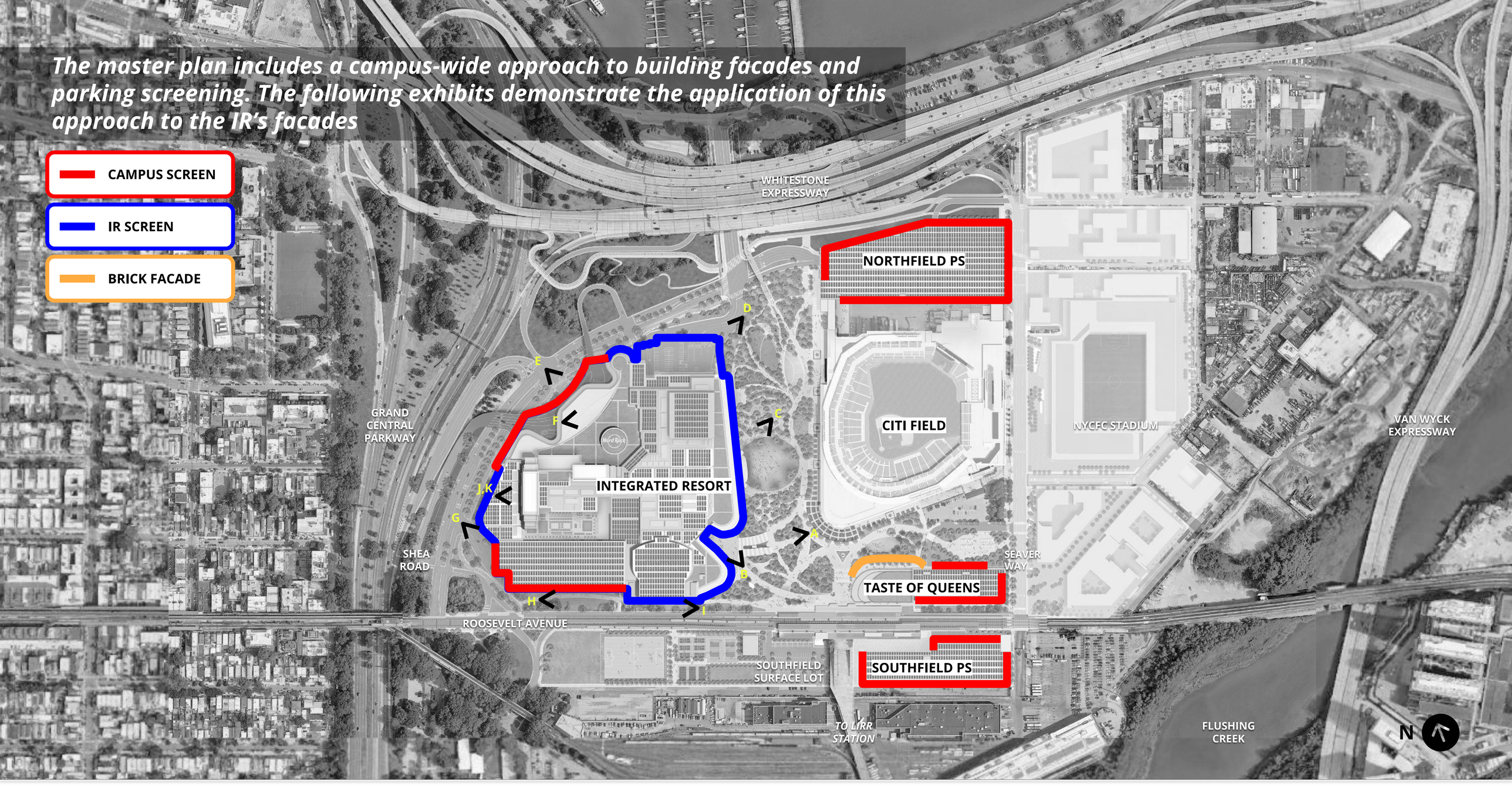
The master plan includes a campus-wide approach to building facades and parking screening. The following exhibits demonstrate the application of this approach to the IR's facades



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The new building is situated to create a sense of arrival and exchange with the open space and frames the Roosevelt Avenue entry to Metropolitan Park

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The Southeast Entry features an elevated, landscaped public plaza for pedestrians and visitors

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The main car entry is via the elevated porte cochere, which allows for the separation of cars vs pedestrians and bikers by quickly moving IR-destined traffic off of Shea Road to the elevated drop-off level

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The main car entry is via the elevated porte cochere, which allows for the separation of cars vs pedestrians and bikers by quickly moving IR-destined traffic off of Shea Road to the elevated drop-off level

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Pedestrian path adjacent to Roosevelt Ave. passes in front of the fluted facade of Hard Rock Live

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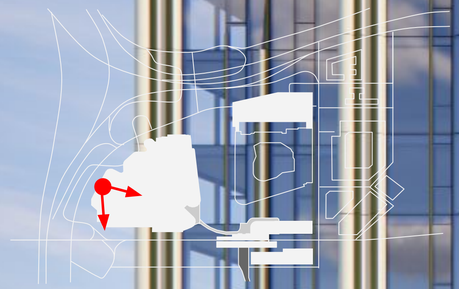
The towers' crowns recall New York's history of art deco architecture



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The tower facade abstracts musical frequency displays

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INTEGRATED RESORT FACADE MATERIALS

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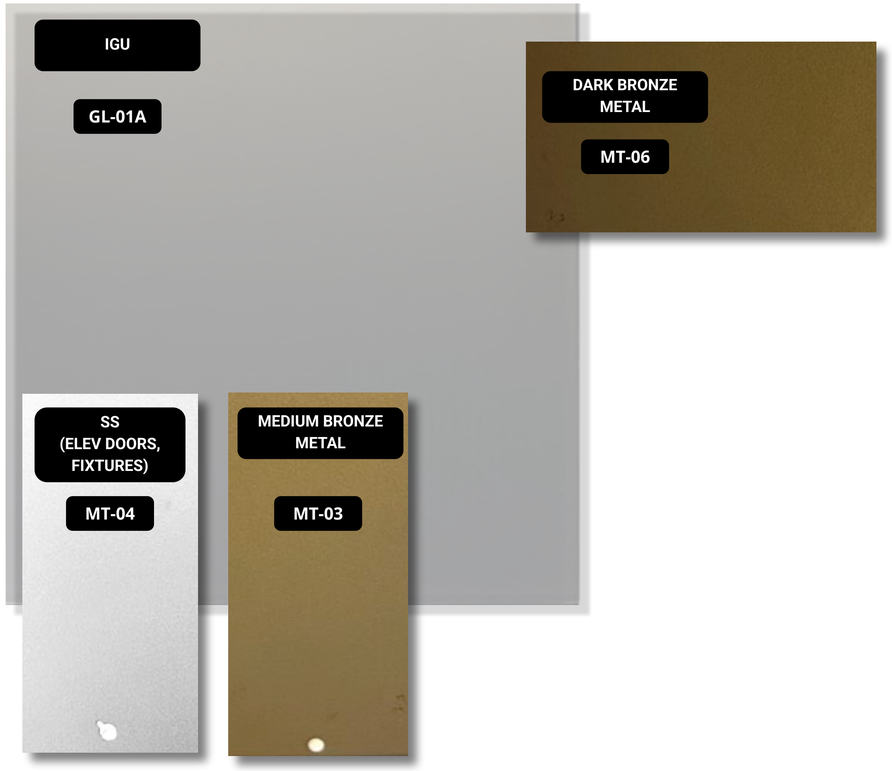
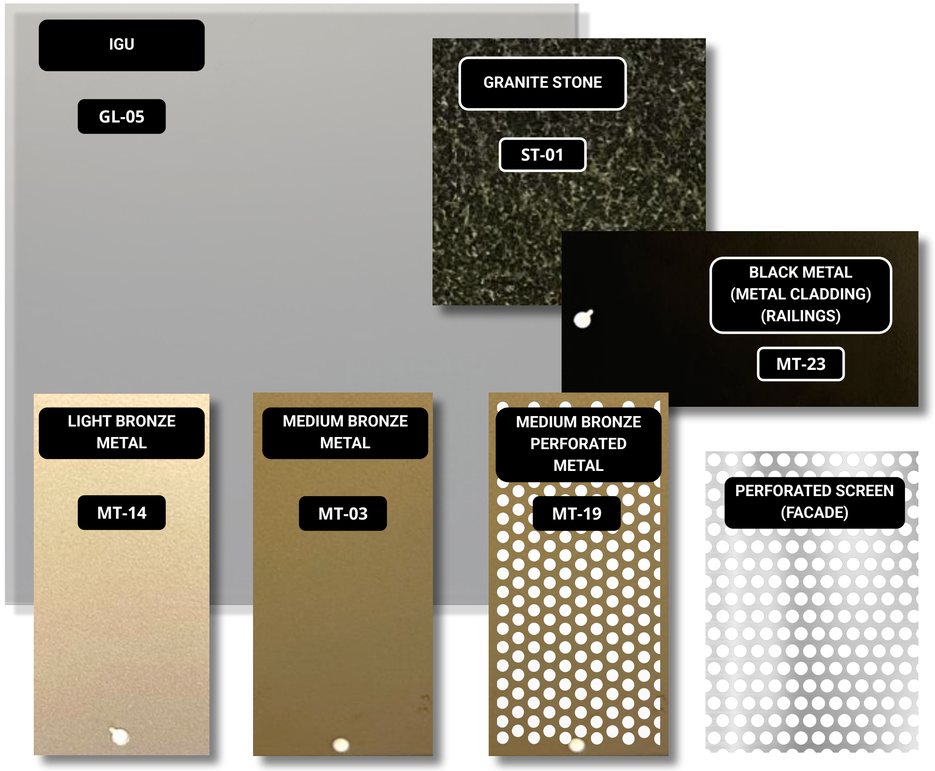
The warm tones of the IR's proposed materials connect the building to its neighbors while maintaining its own distinct identity



TOWER FACADE
INTEGRATED RESORT



PODIUM FACADE
INTEGRATED RESORT

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The Integrated Resort's Podium height and proportion echo key elements of Citi Field's form

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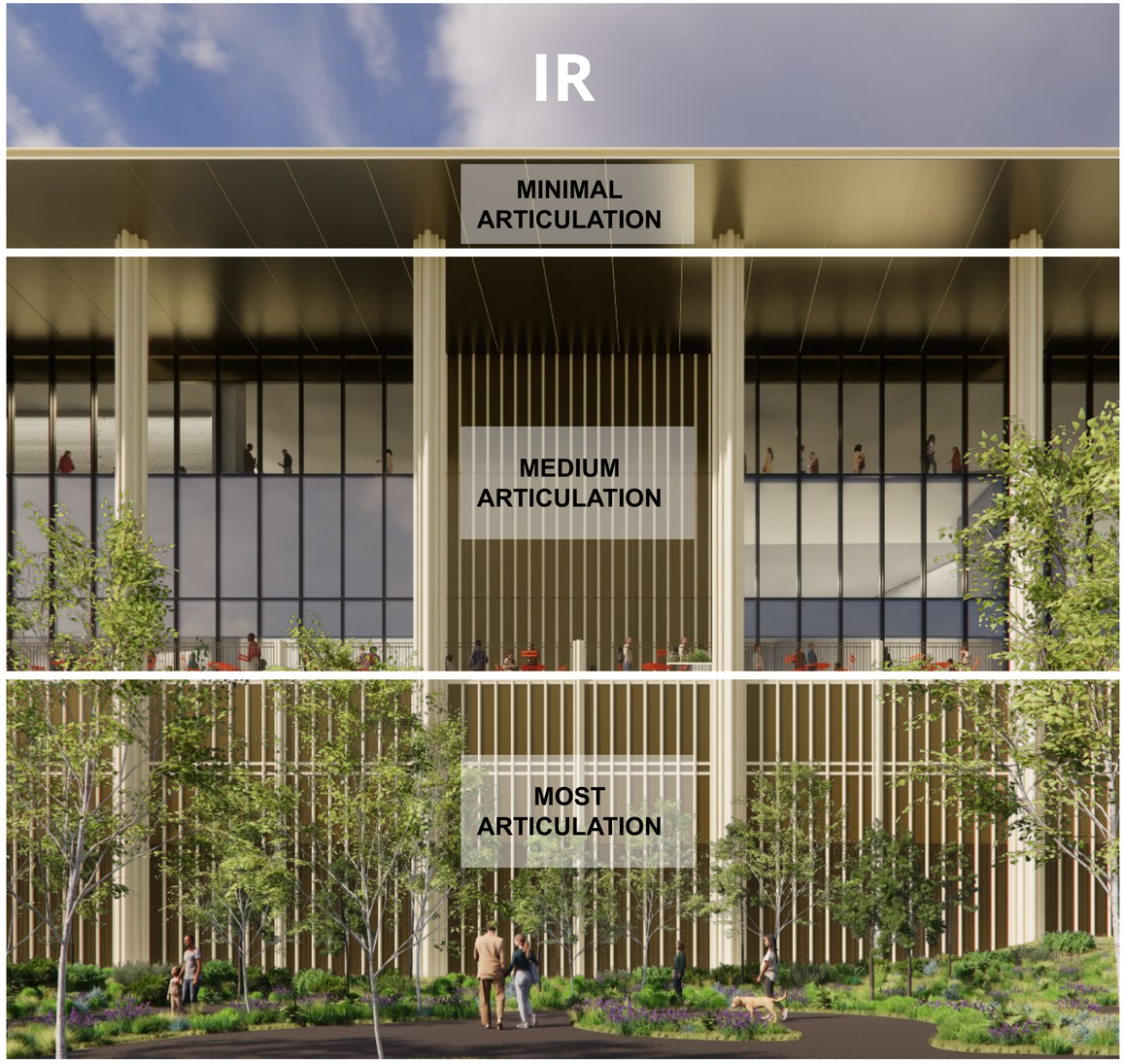
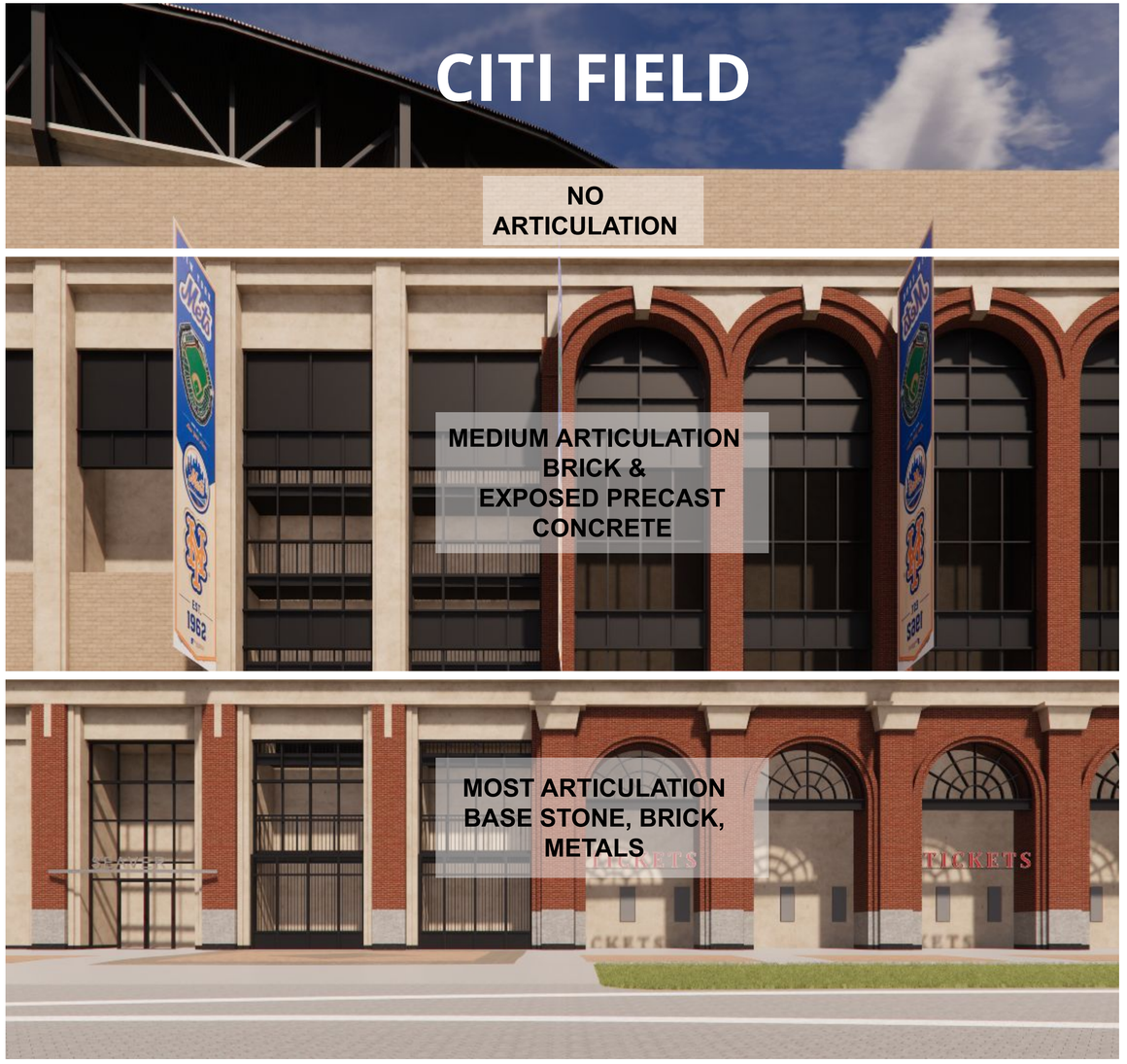
Integrated Resort Podium and Citi Field - Proposed Articulation





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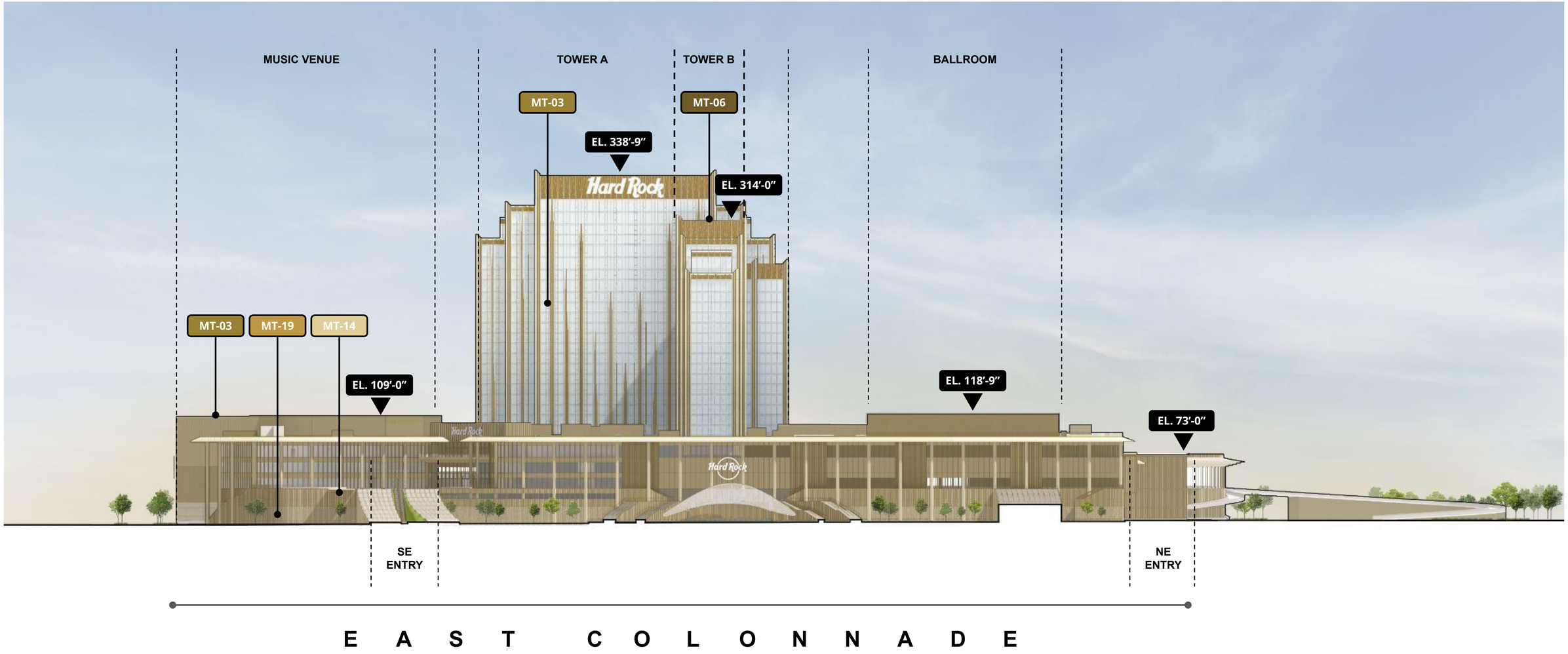
East Elevation



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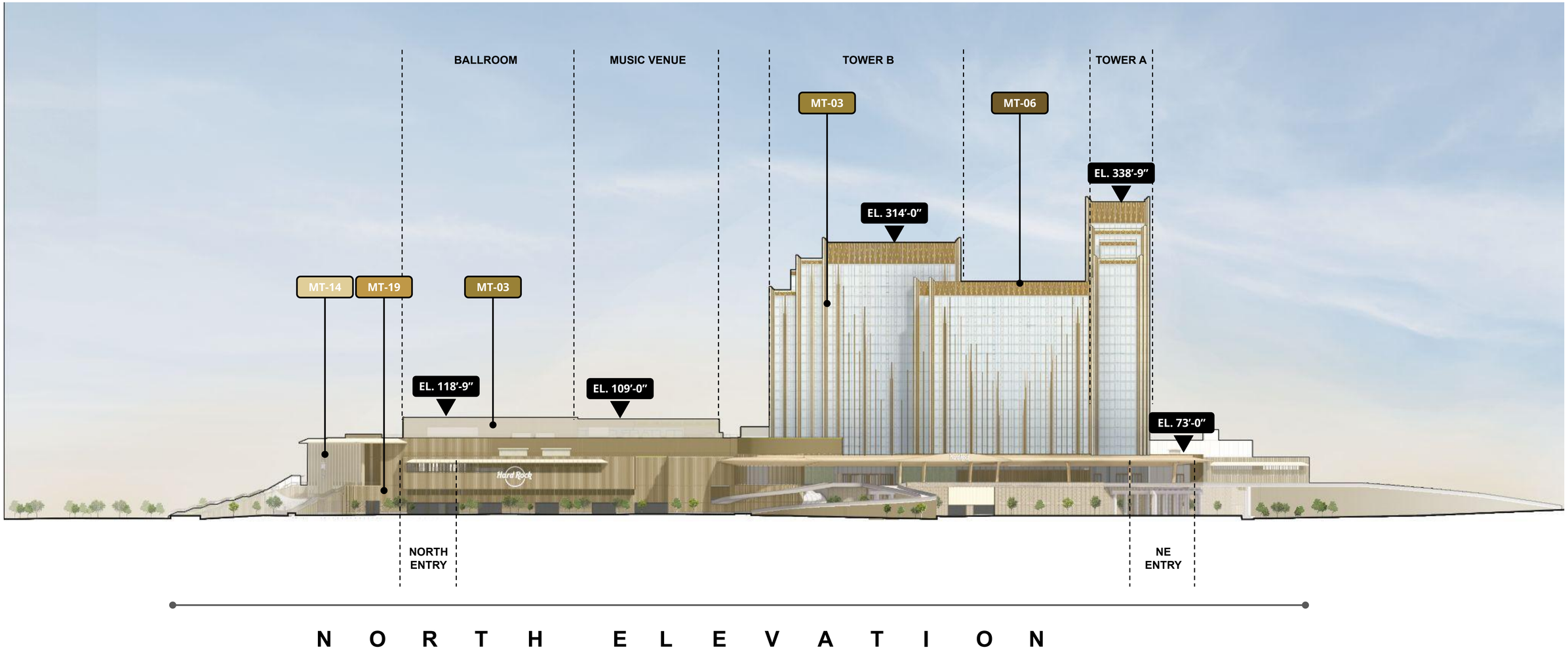
North Elevation



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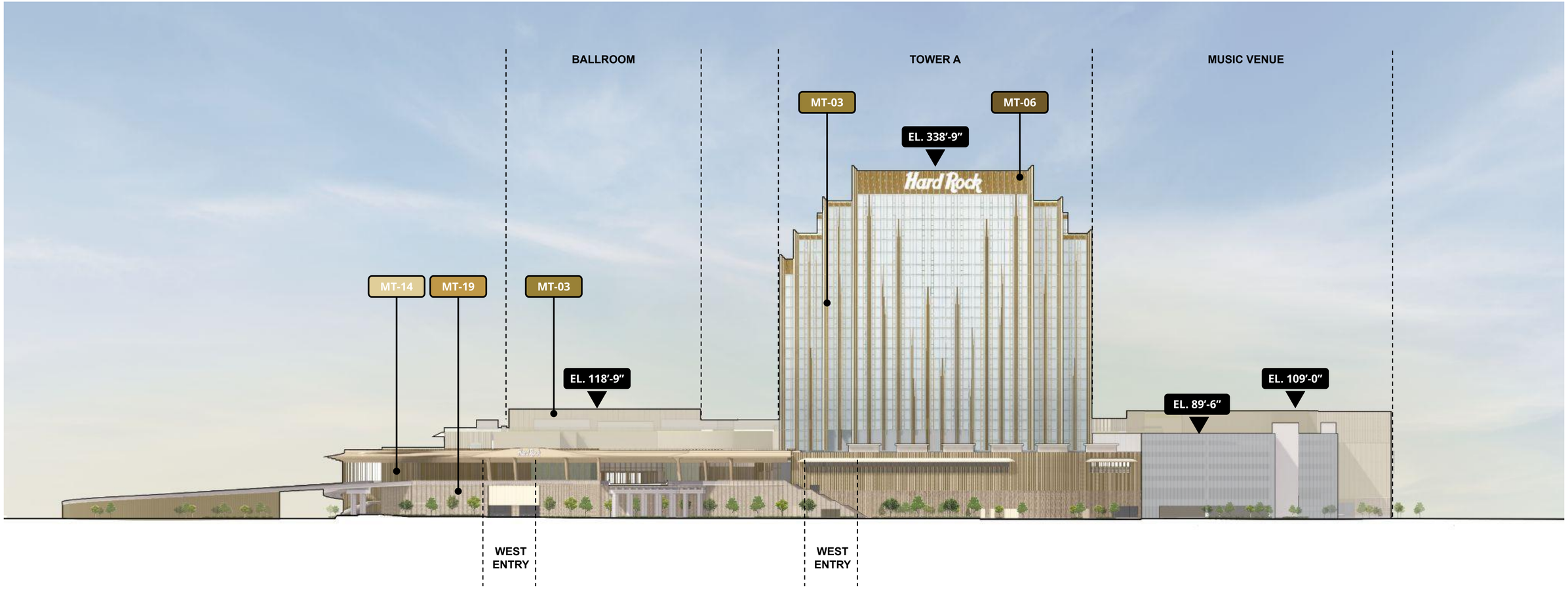
West Elevation



W E S T E L E V A T I O N

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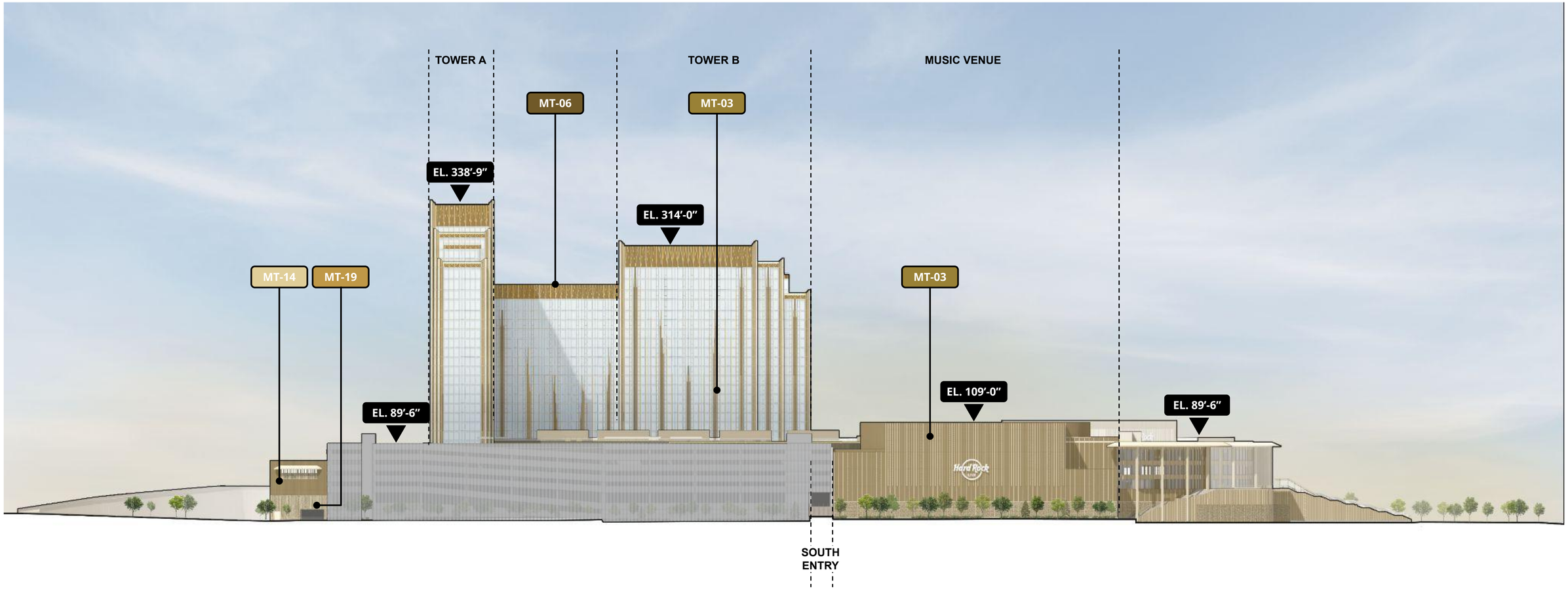
South Elevation



S O U T H E L E V A T I O N

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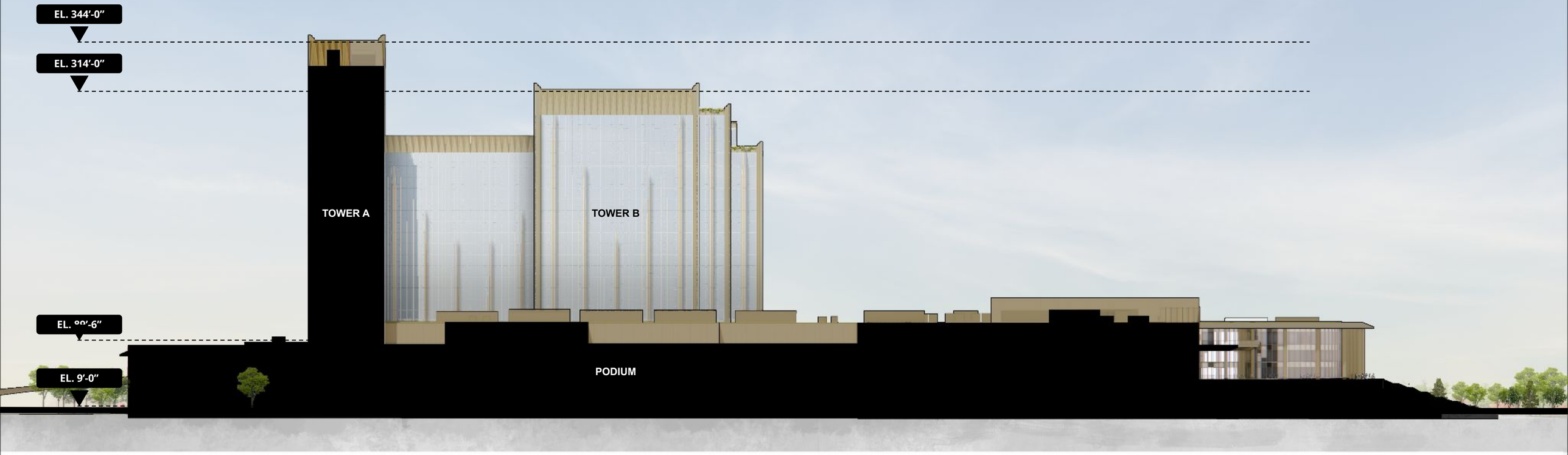
Building Section - East / West



NOTE: ALL ELEVATIONS ARE BASED ON NAVD-88 DATMS

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Building Section - East / West

NOTE: ALL ELEVATIONS ARE BASED ON NAVD-88 DATMS

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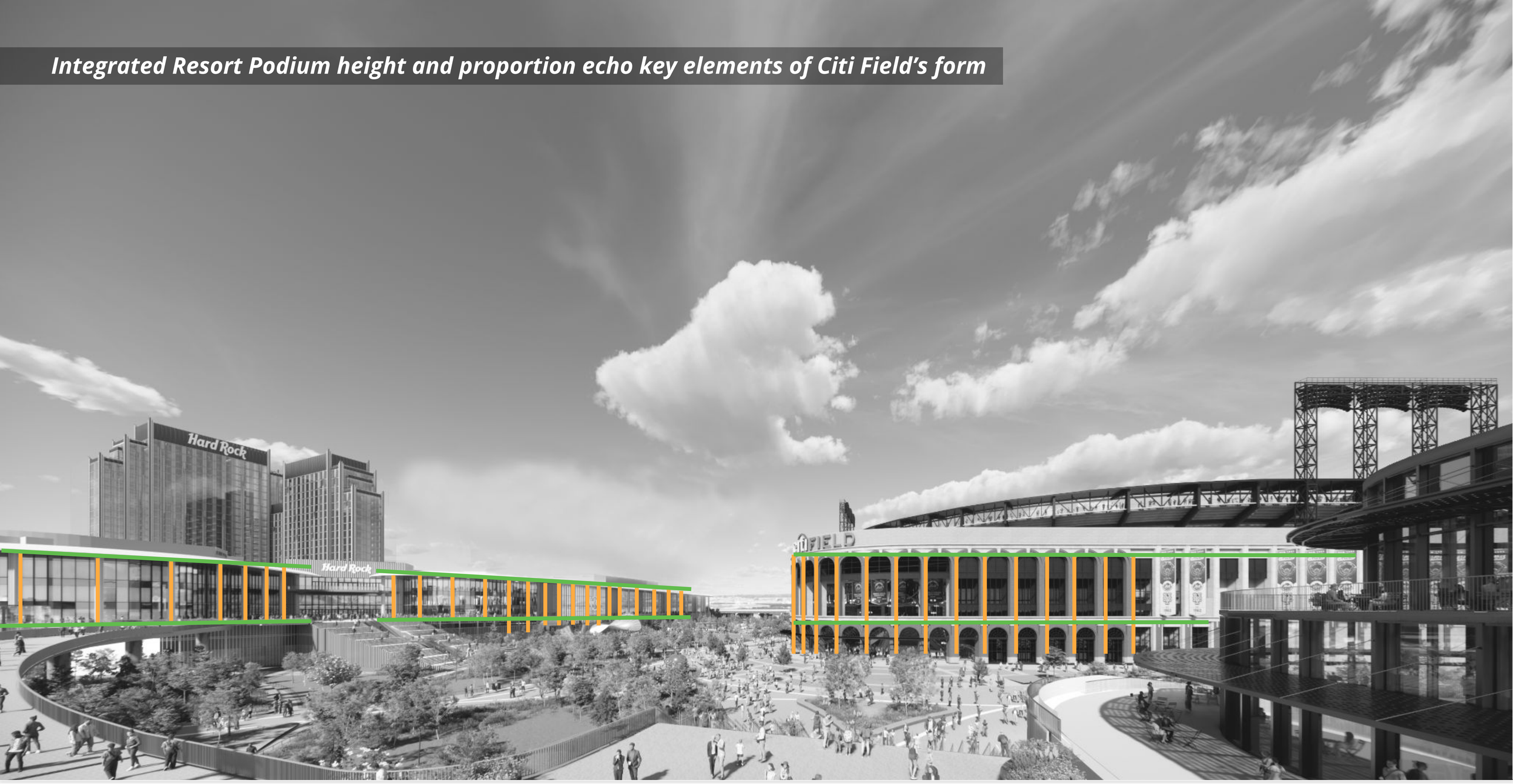
Integrated Resort Podium height and proportion echo key elements of Citi Field's form



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INTEGRATED RESORT
RFA POTENTIAL EXPANSION OPTION
TOWER C

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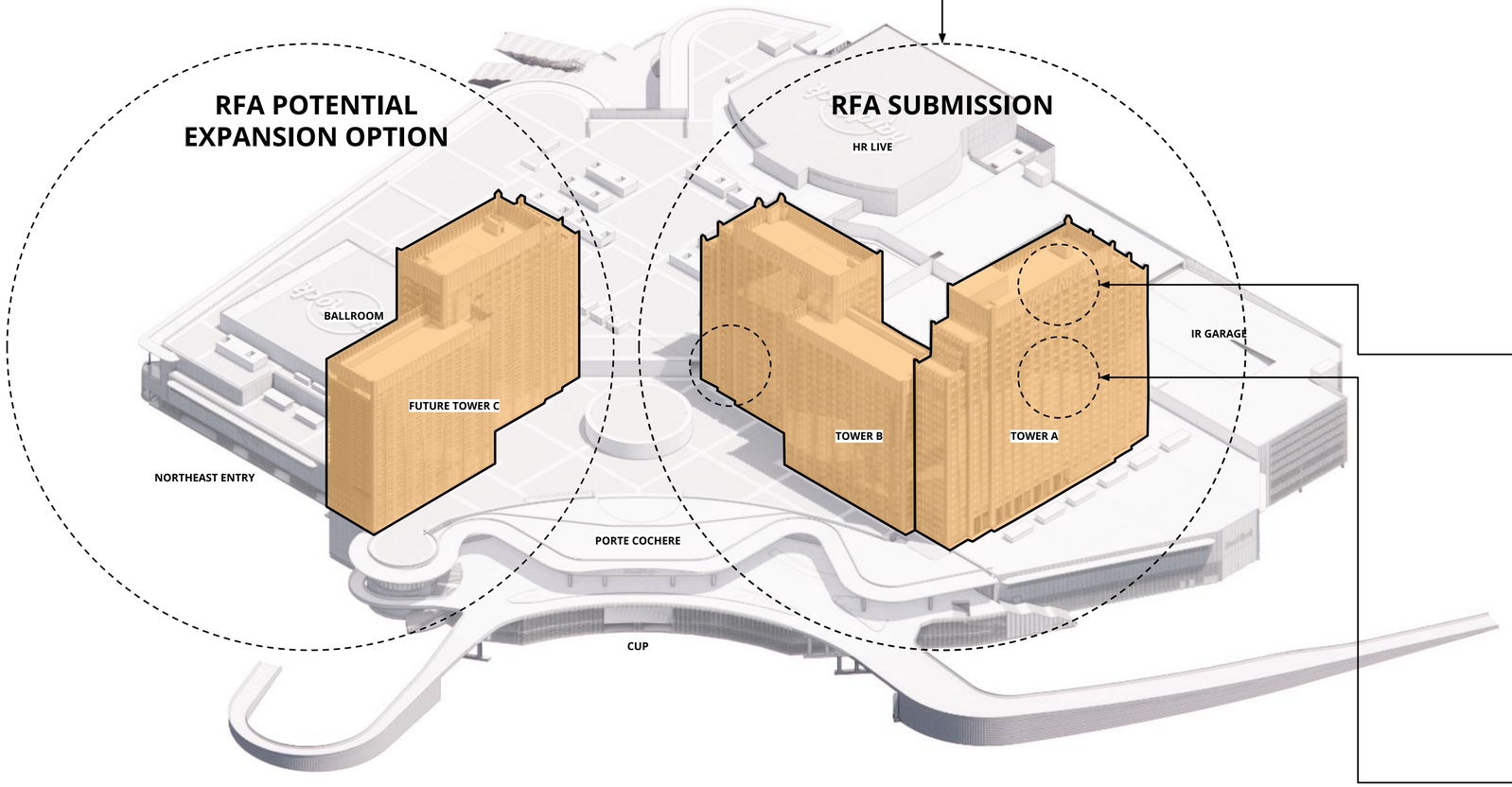
The RFA includes two towers, A and B (the "Base Case"), and an additional request to approve a third Tower C as a potential expansion option as part of the Application



OVERALL TOWER DESIGN

TOWER CROWN

TOWER MIDDLE

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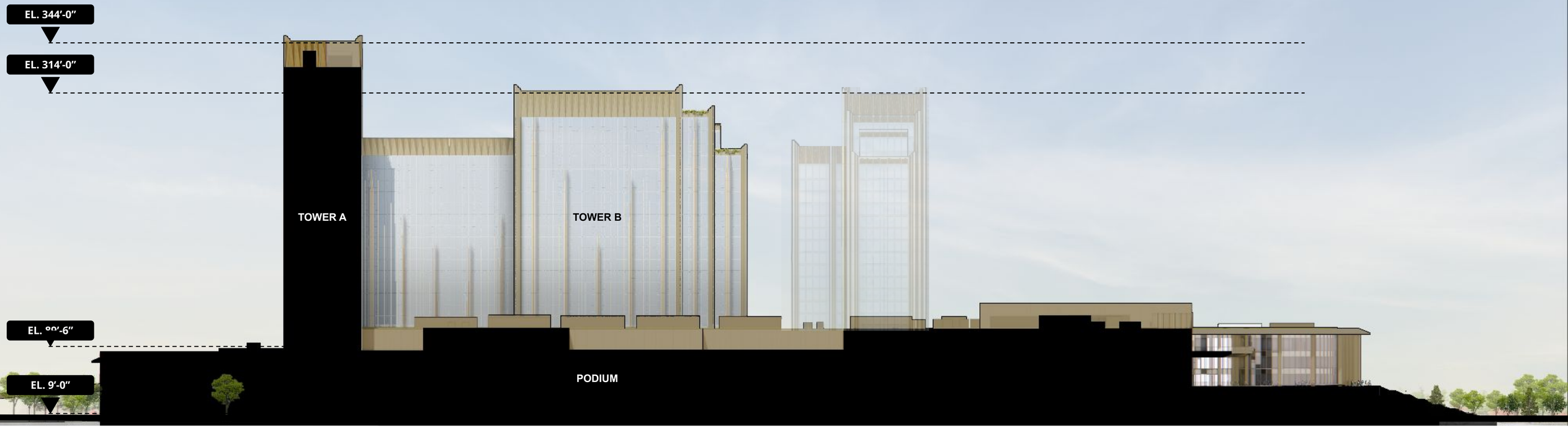
Building Section - East / West (With Tower C)



NOTE: ALL ELEVATIONS ARE BASED ON NAVD-88 DATMS

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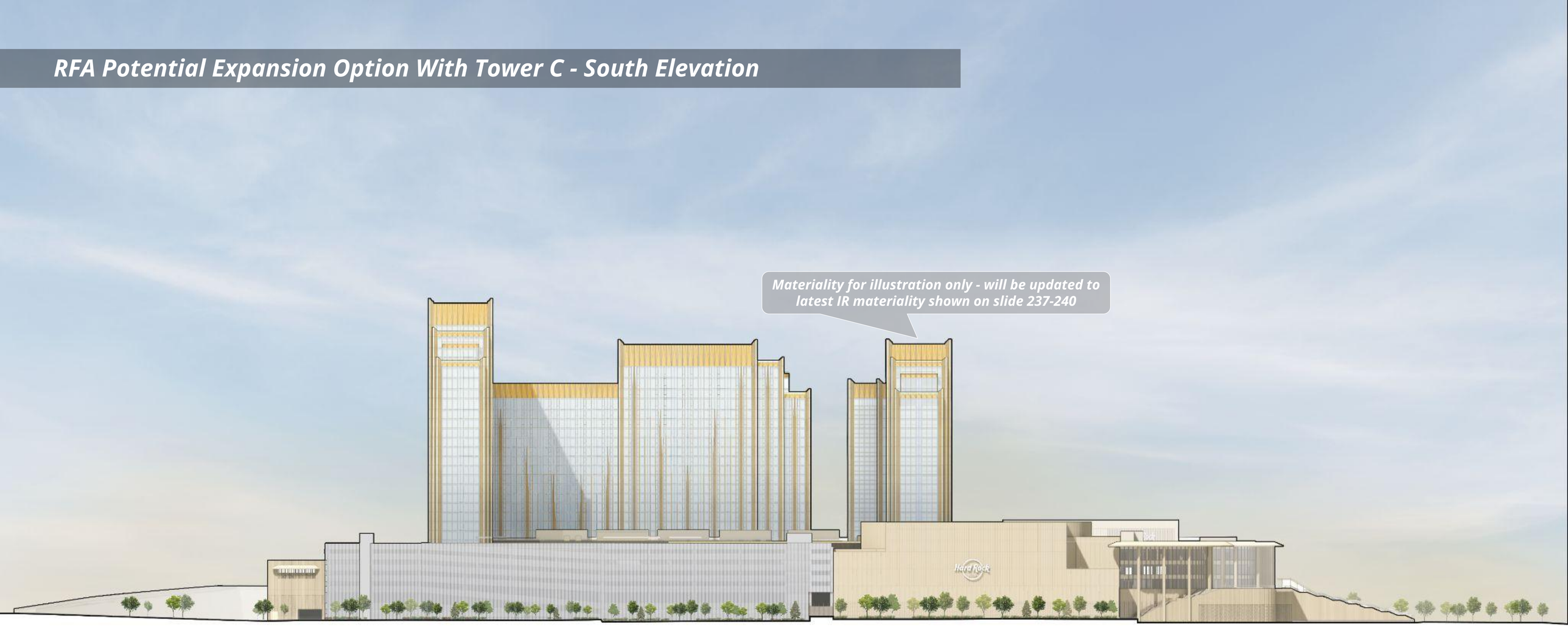
RFA Potential Expansion Option With Tower C - South Elevation



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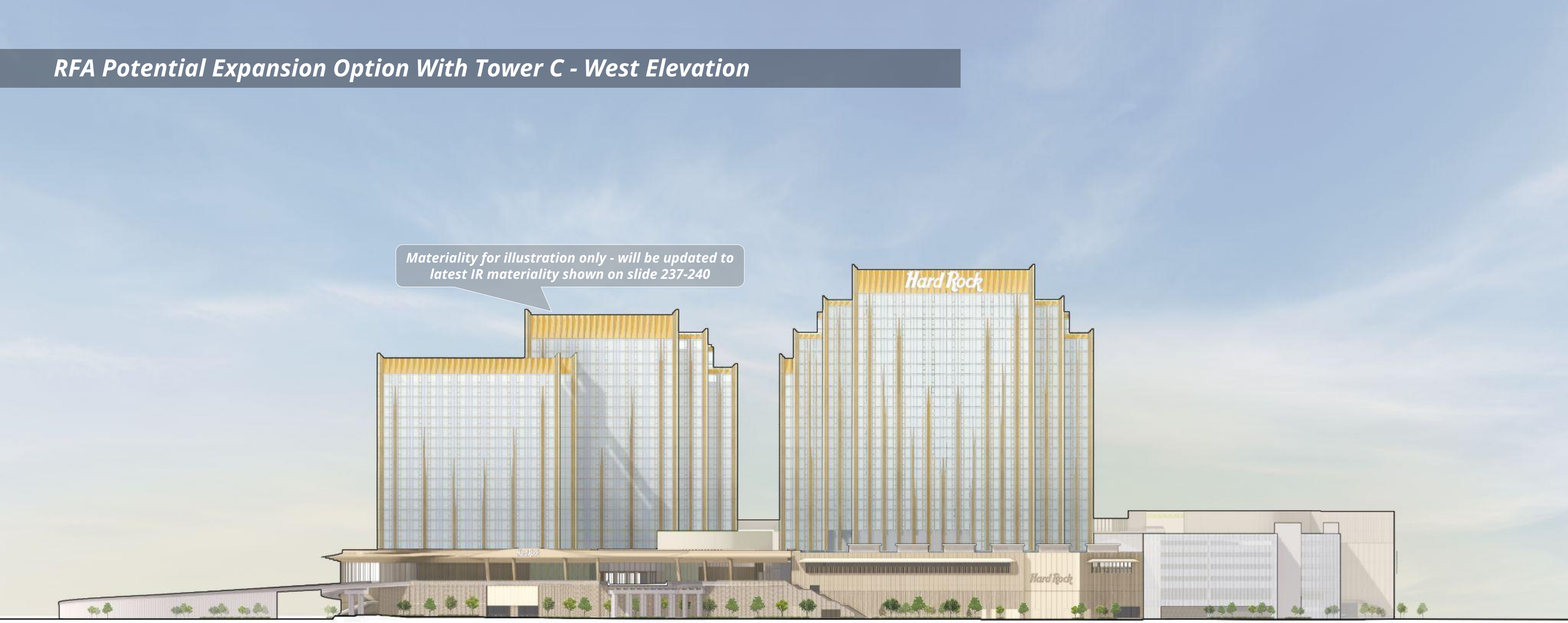
RFA Potential Expansion Option With Tower C - West Elevation



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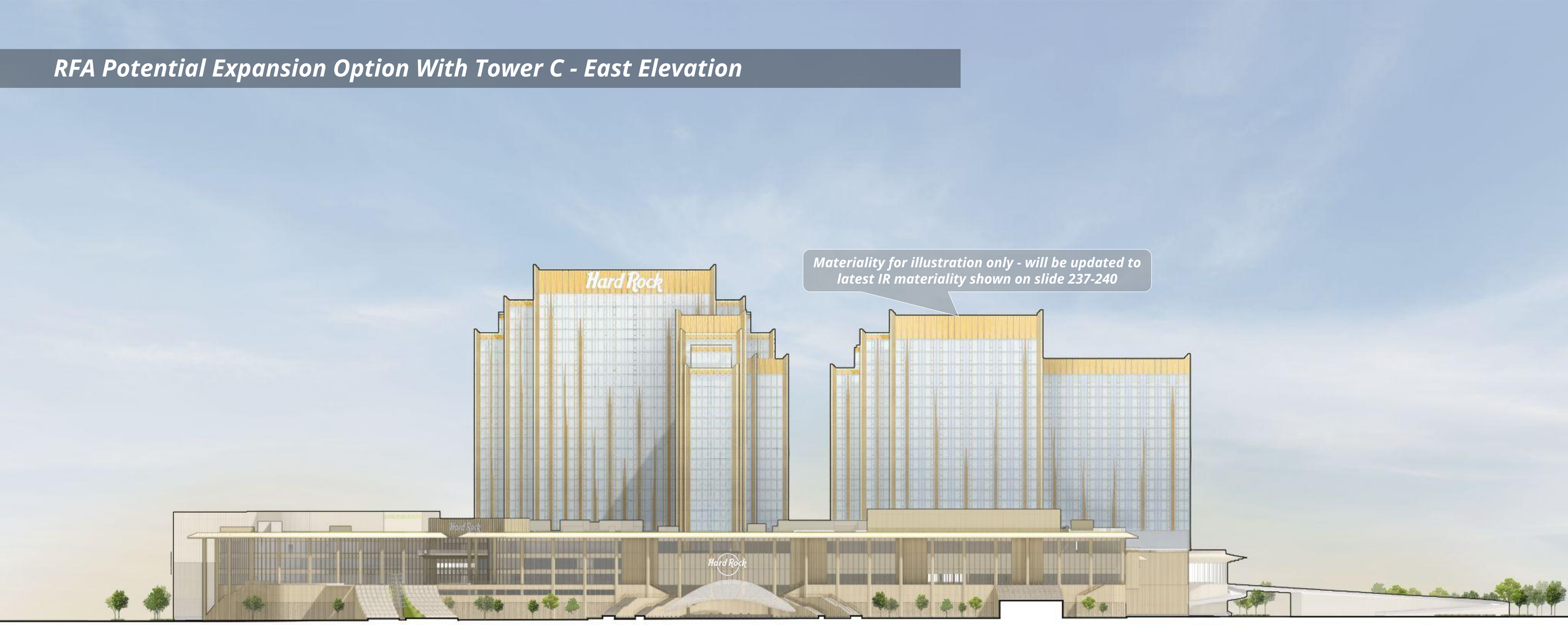
RFA Potential Expansion Option With Tower C - East Elevation



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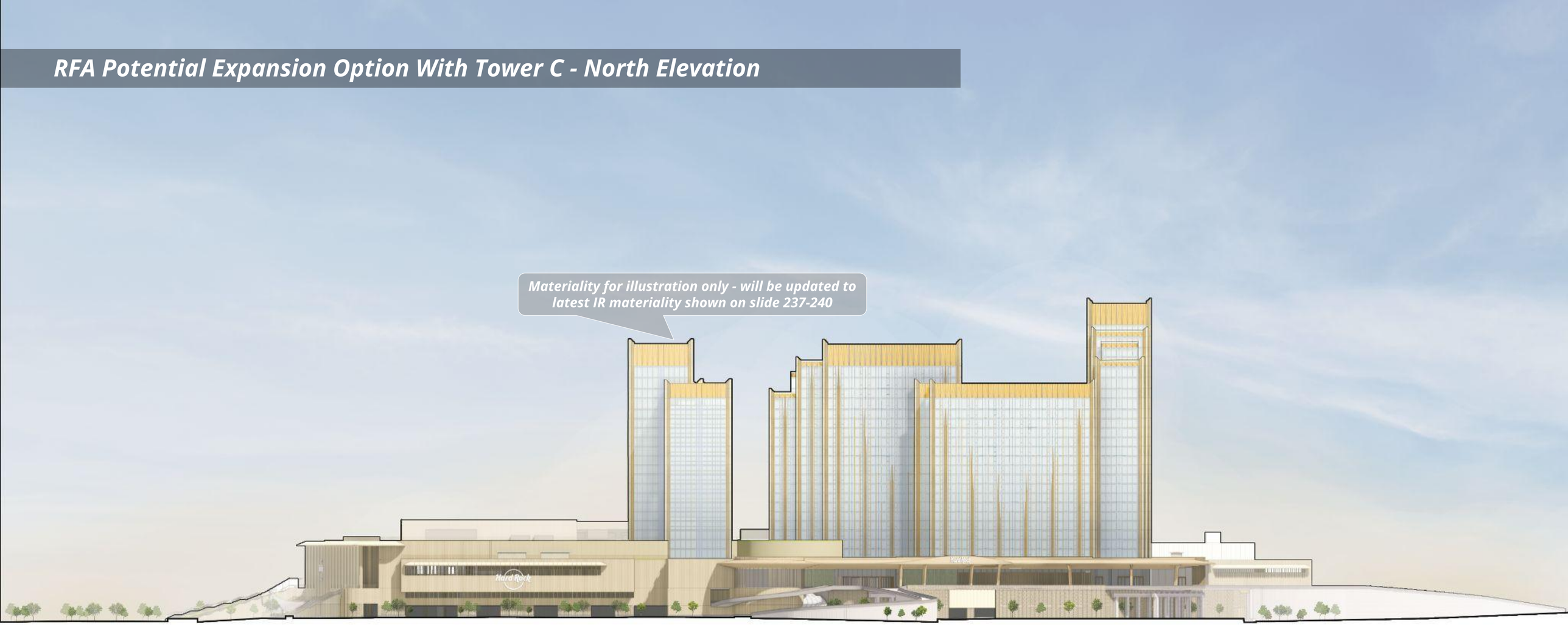
RFA Potential Expansion Option With Tower C - North Elevation



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HR LIVE MASSING

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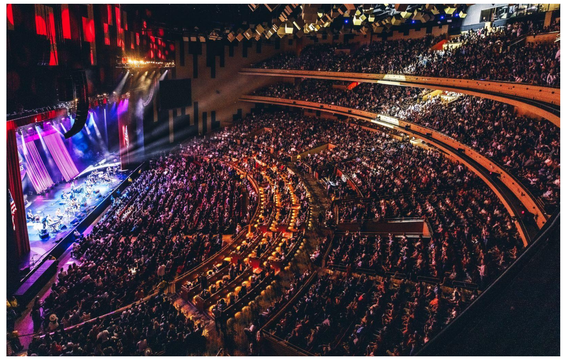
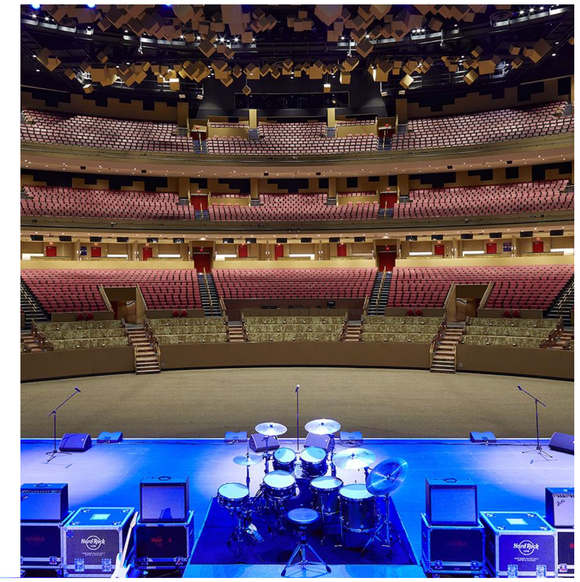
Hard Rock is a leading and music entertainment brand. Live music and entertainment – and access to a world-class venue in our borough – were identified by the community as key priorities for this site. As a brand, Hard Rock has historically facilitated more than 35,000 live events each year across their different Hard Rock Live venues

HARD ROCK LIVE NEW YORK
Seated Capacity: 4,548
Footprint: 75,682 SF

HARD ROCK LIVE HOLLYWOOD
Seated Capacity: 6,674
Footprint: 77,900 SF





HARD ROCK LIVE ATLANTIC CITY
Seated Capacity: 5,820
Footprint: 67,300 SF

HARD ROCK LIVE LAS VEGAS
Seated Capacity: 4,545
Footprint: 60,773 SF

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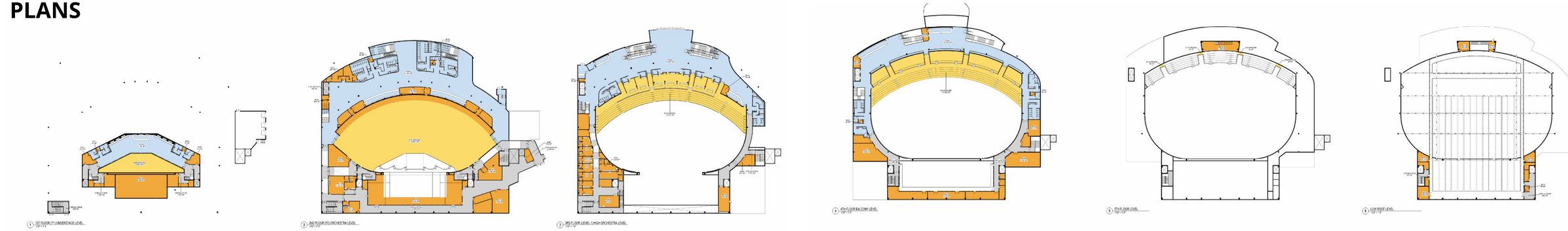
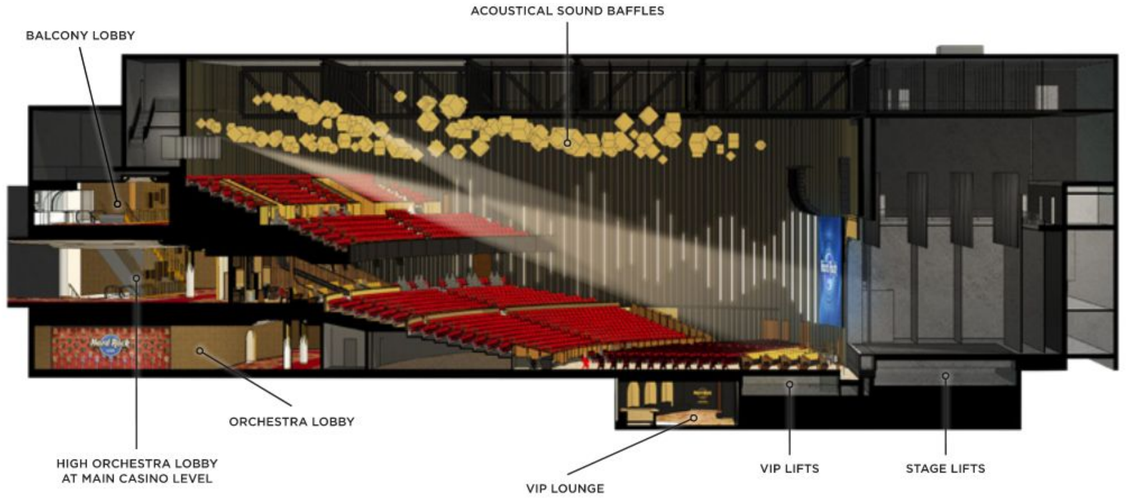
The Hard Rock Live footprint reflects the optimal arrangement for a world-class venue capable of hosting multiple types of events

PLANS



LONGITUDINAL SECTION VIEW



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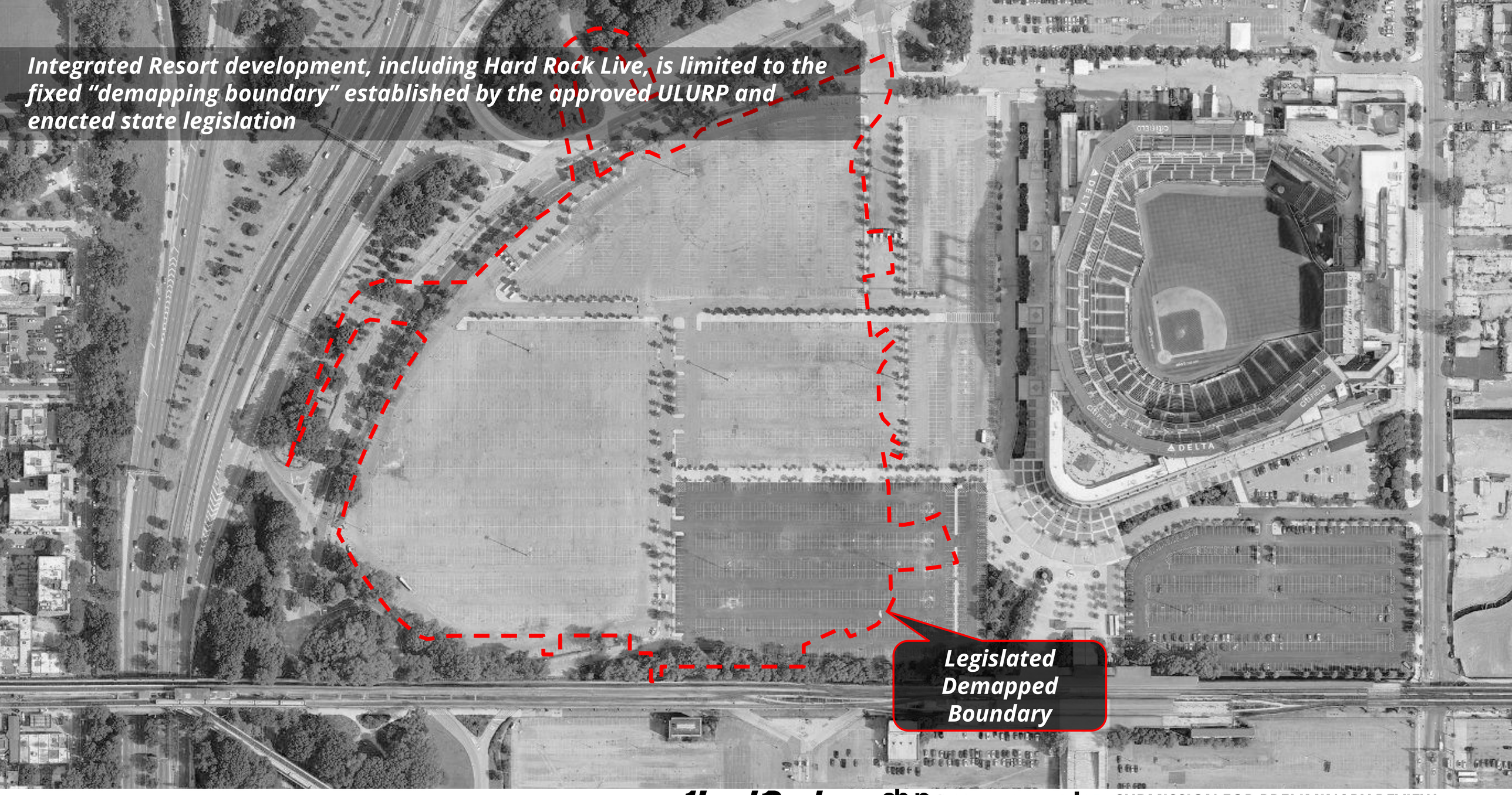

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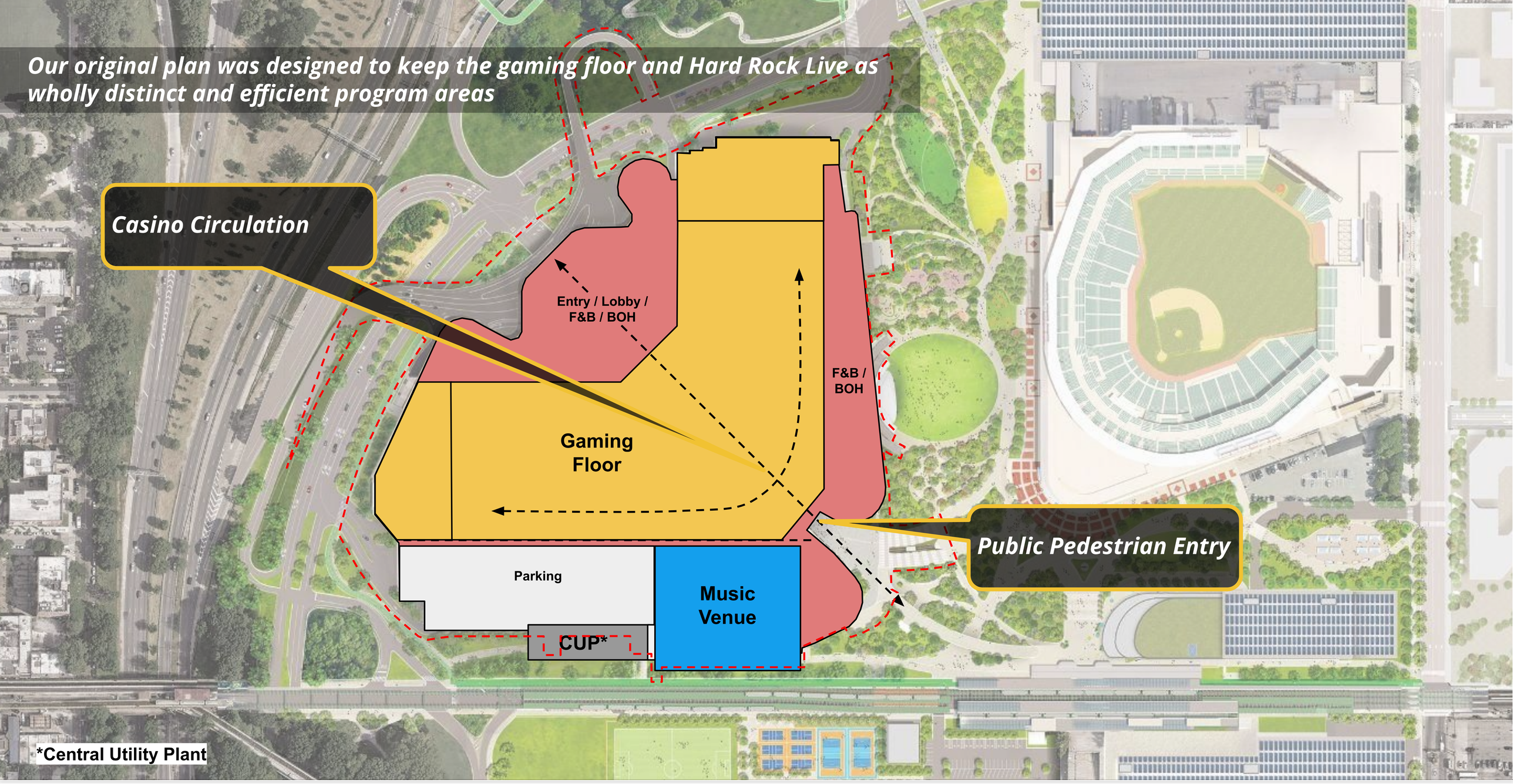
Our original plan was designed to keep the gaming floor and Hard Rock Live as wholly distinct and efficient program areas



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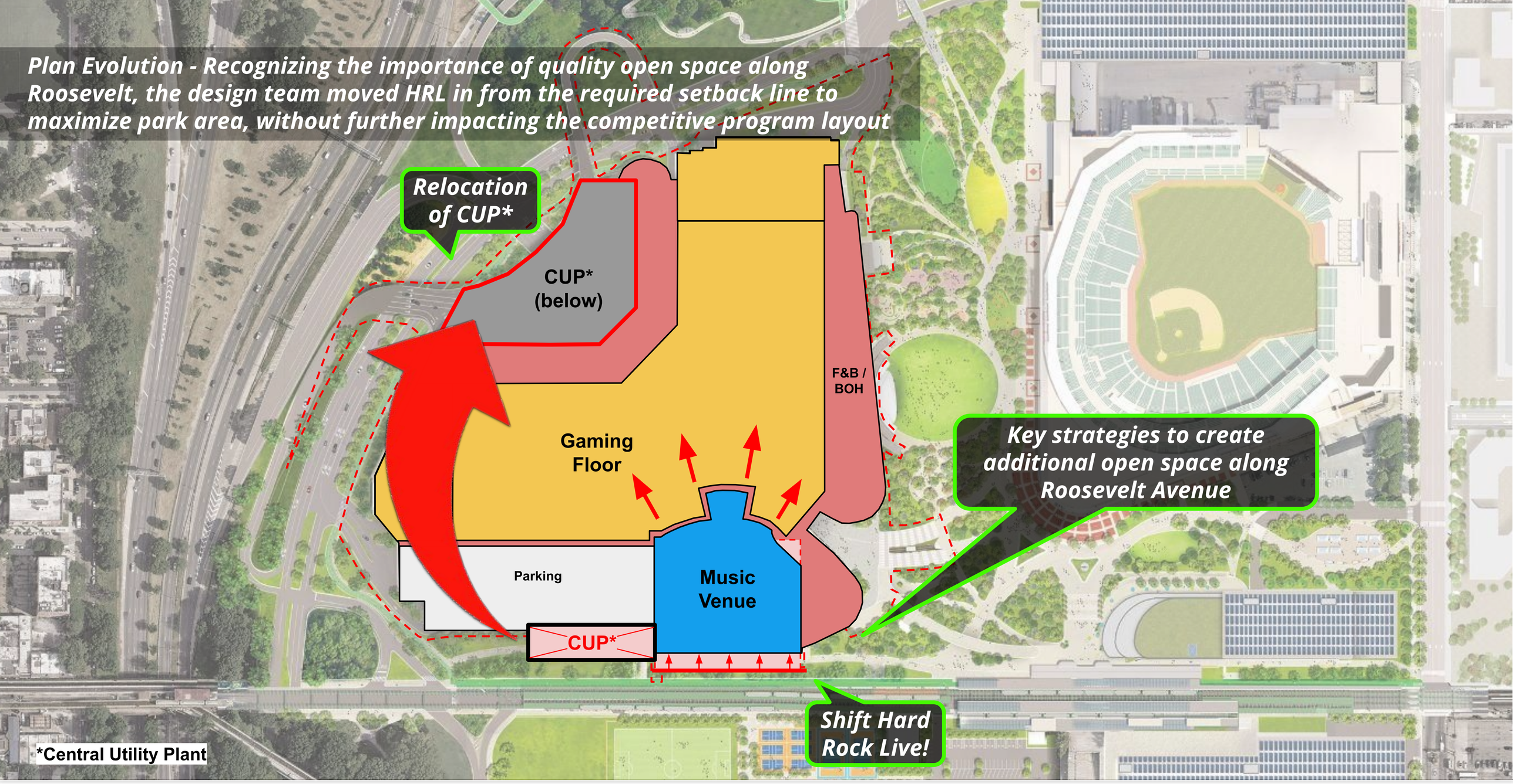

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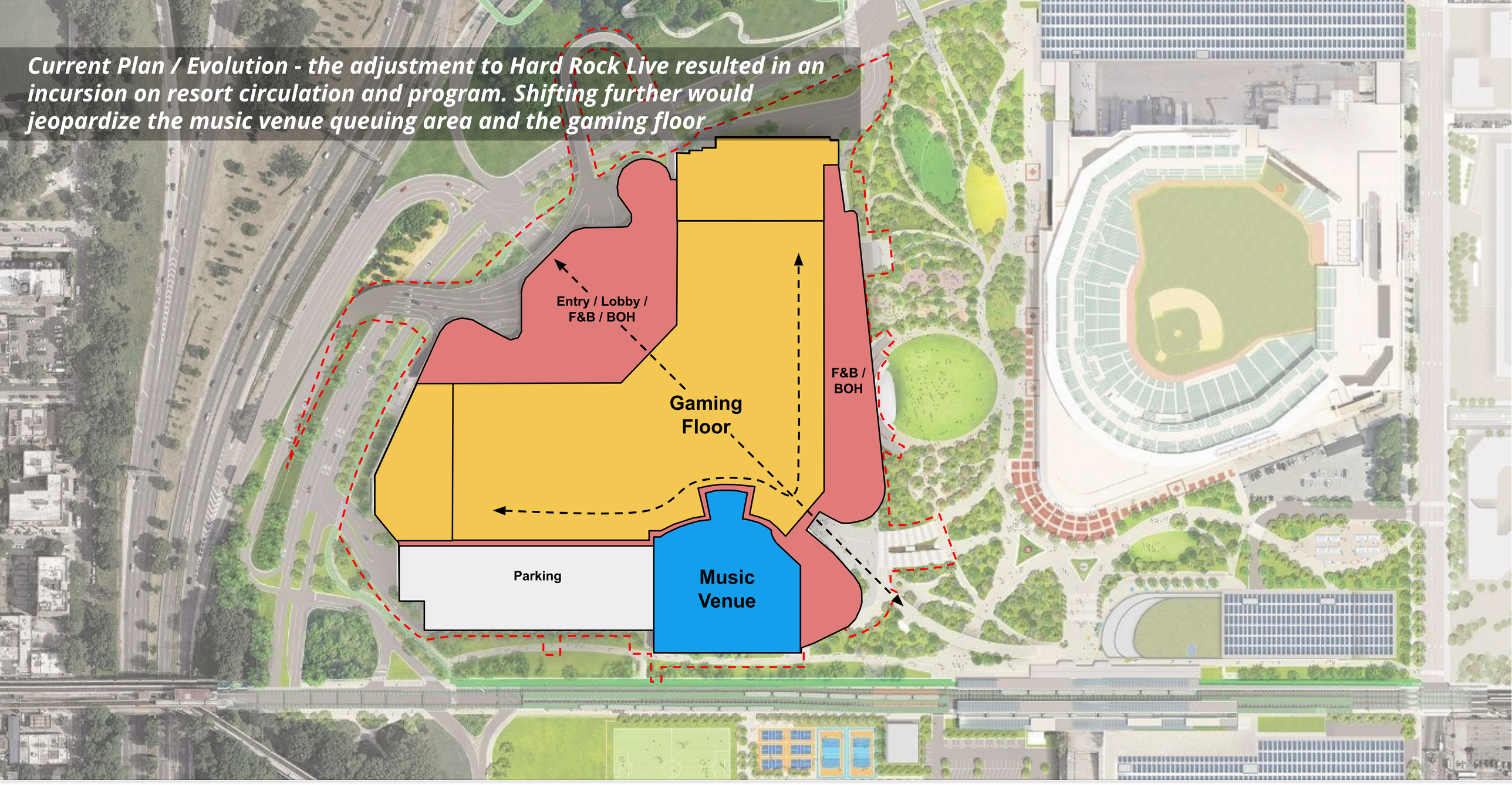
Current Plan / Evolution - the adjustment to Hard Rock Live resulted in an incursion on resort circulation and program. Shifting further would jeopardize the music venue queuing area and the gaming floor



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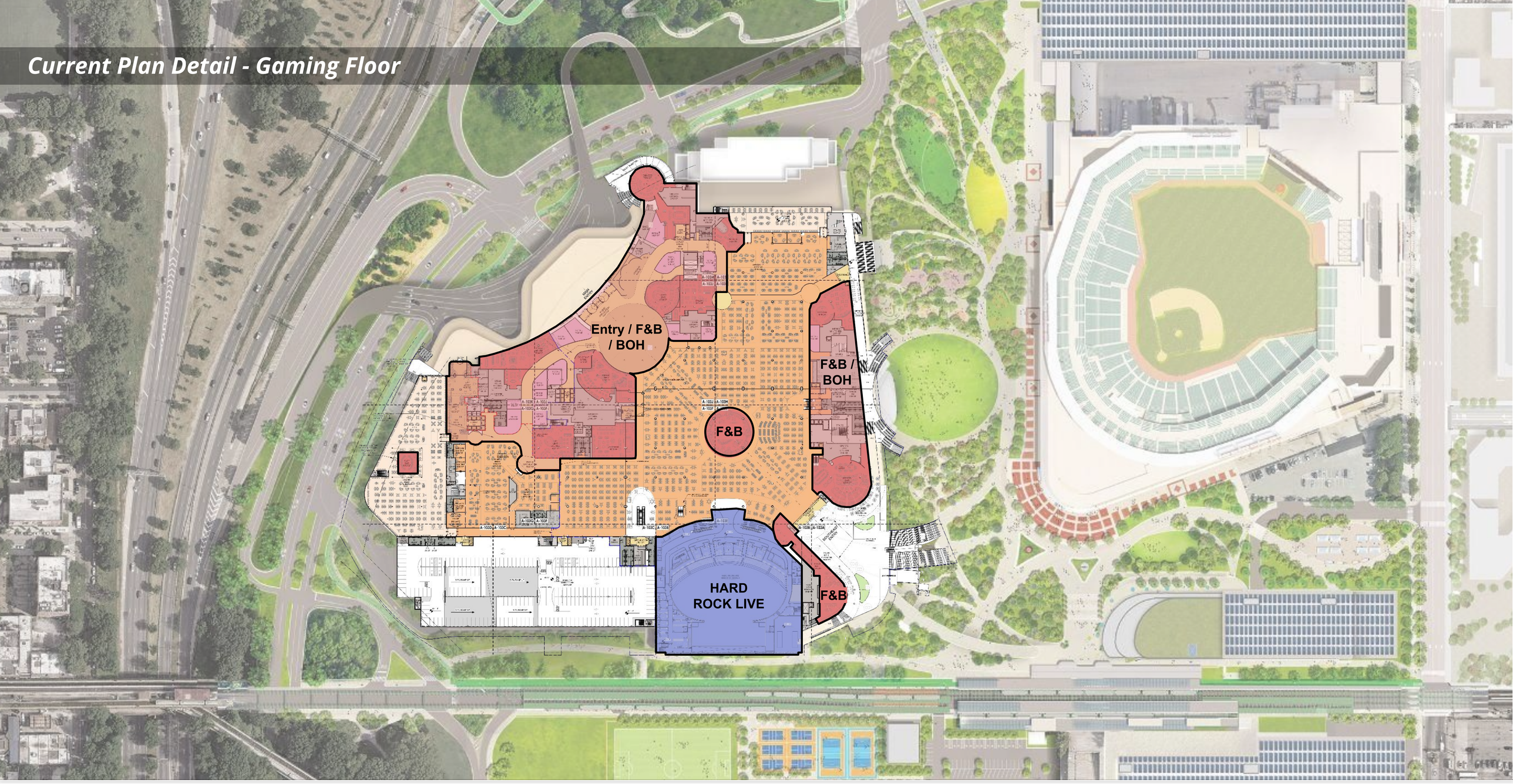
Current Plan Detail - Gaming Floor



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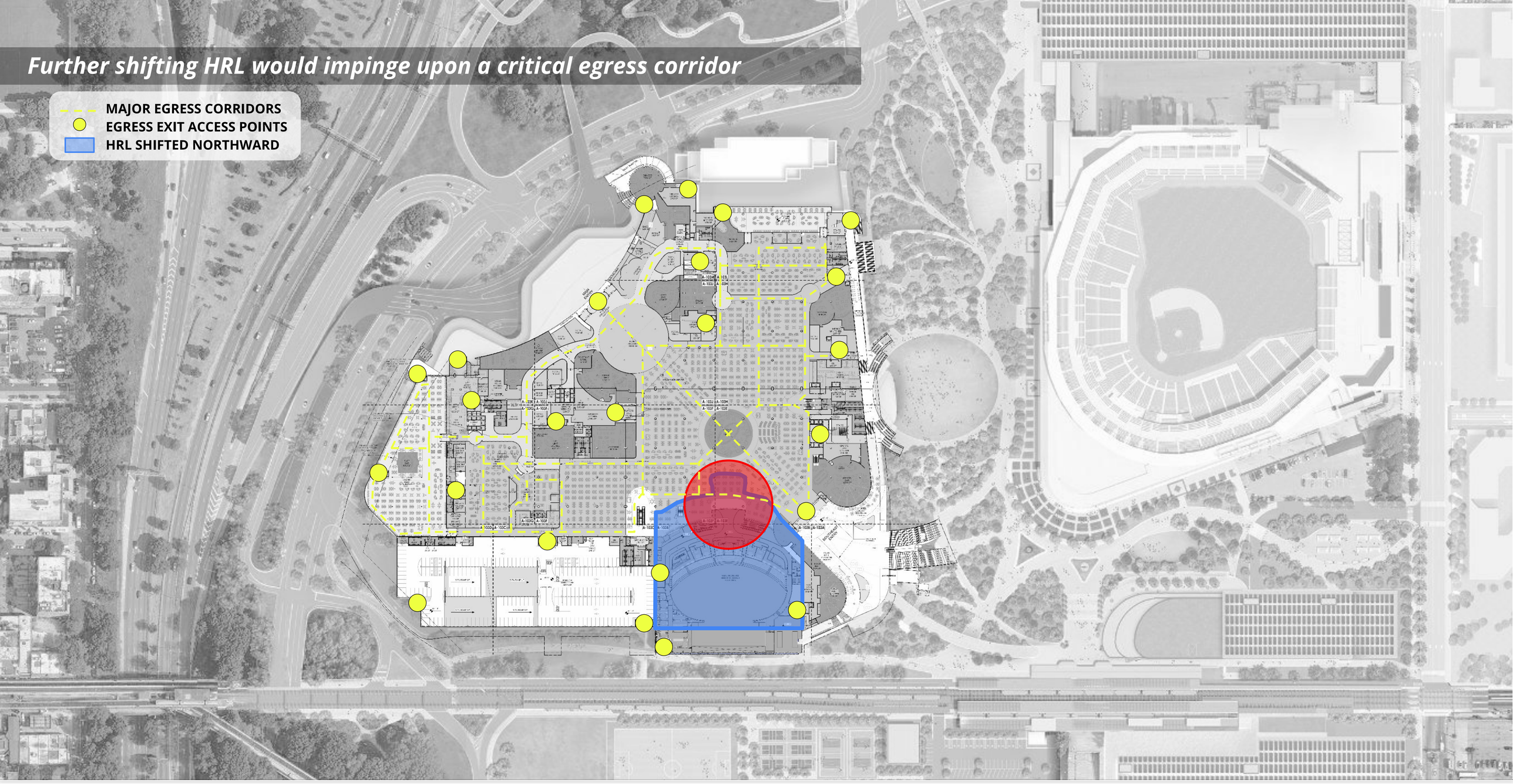
Further shifting HRL would impinge upon a critical egress corridor



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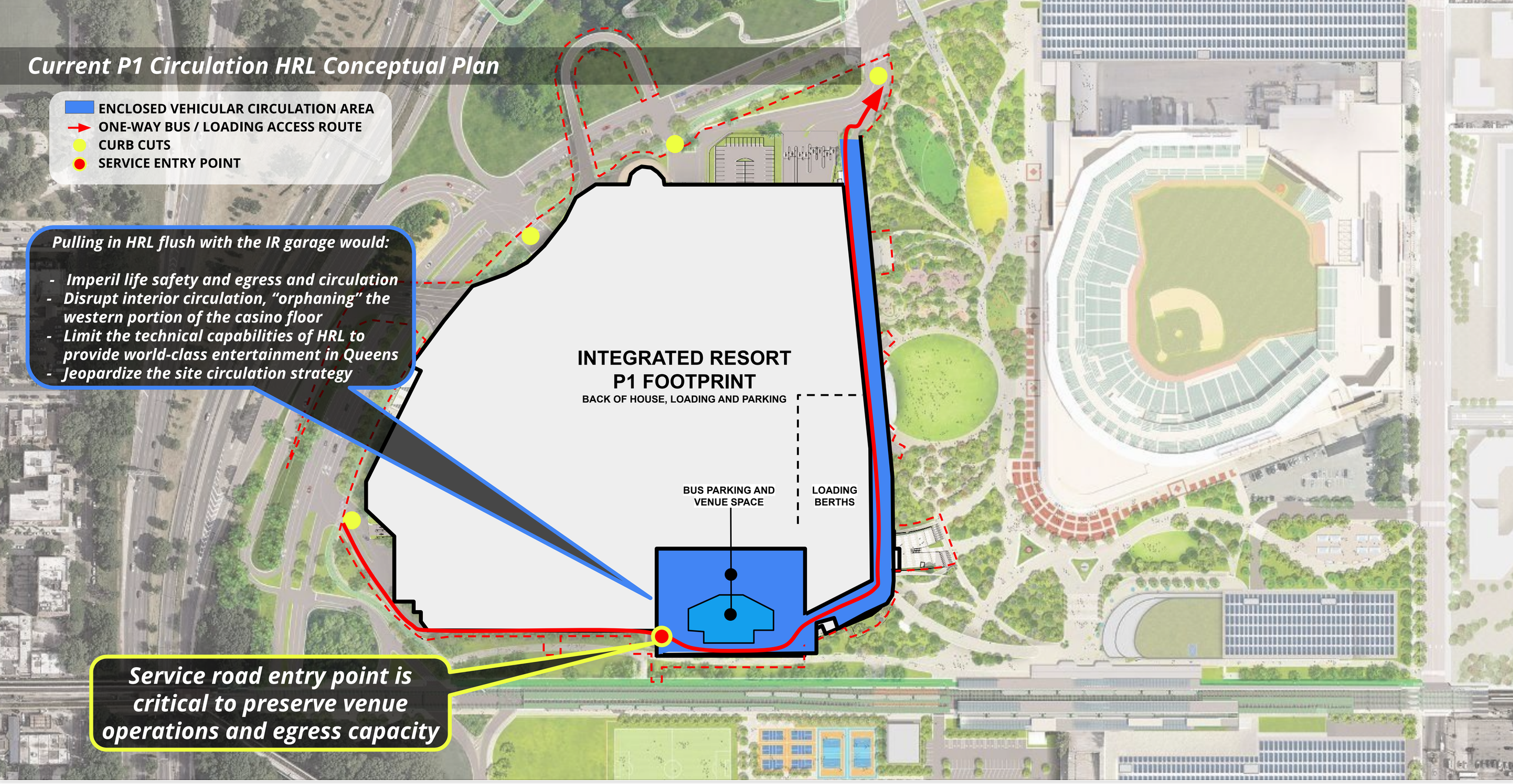
Current P1 Circulation HRL Conceptual Plan



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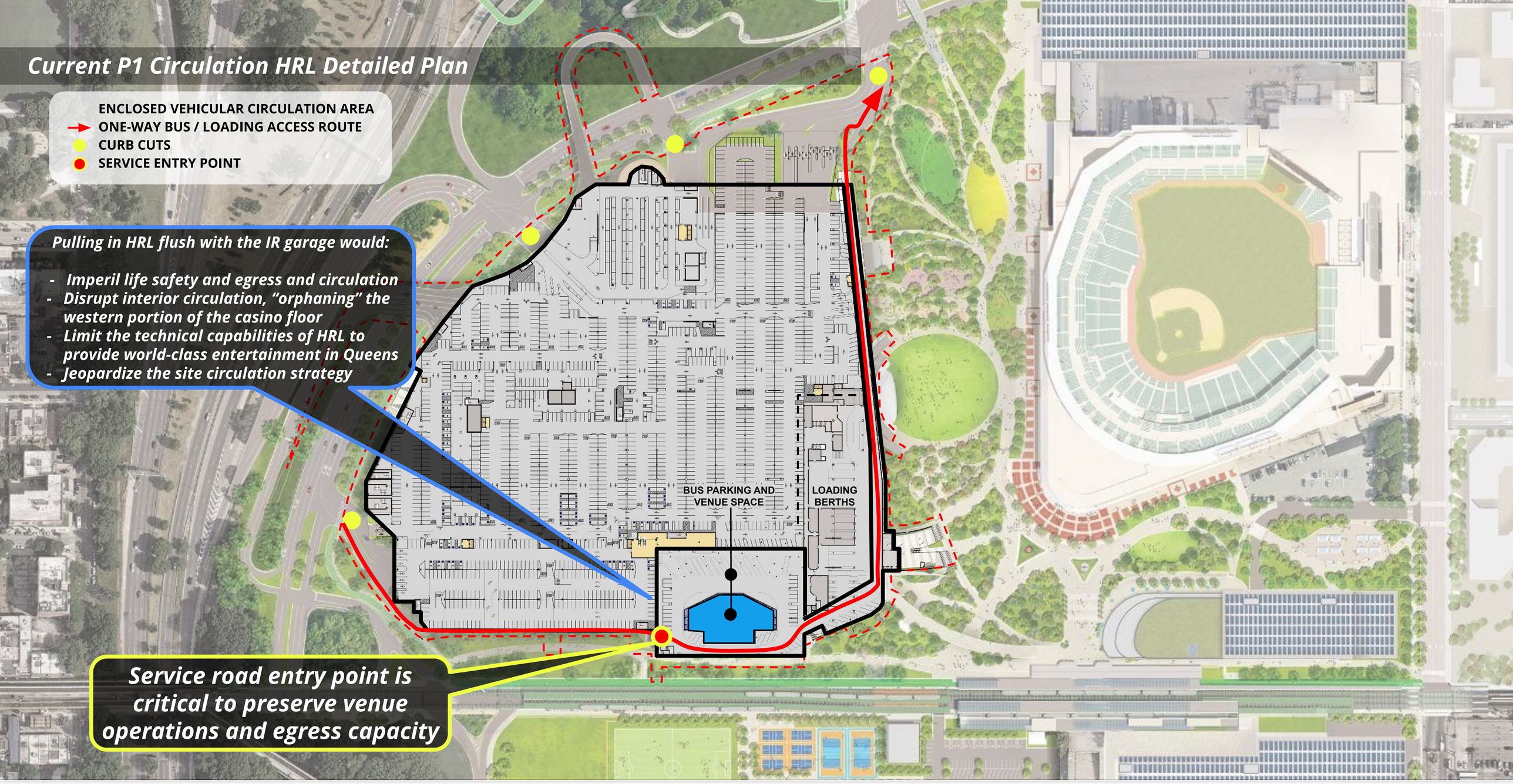
Current P1 Circulation HRL Detailed Plan



Pulling in HRL flush with the IR garage would:

- ***Imperil life safety and egress and circulation***
- ***Disrupt interior circulation, "orphaning" the western portion of the casino floor***
- ***Limit the technical capabilities of HRL to provide world-class entertainment in Queens***
- ***Jeopardize the site circulation strategy***

Service road entry point is critical to preserve venue operations and egress capacity

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DAYCARE CENTER

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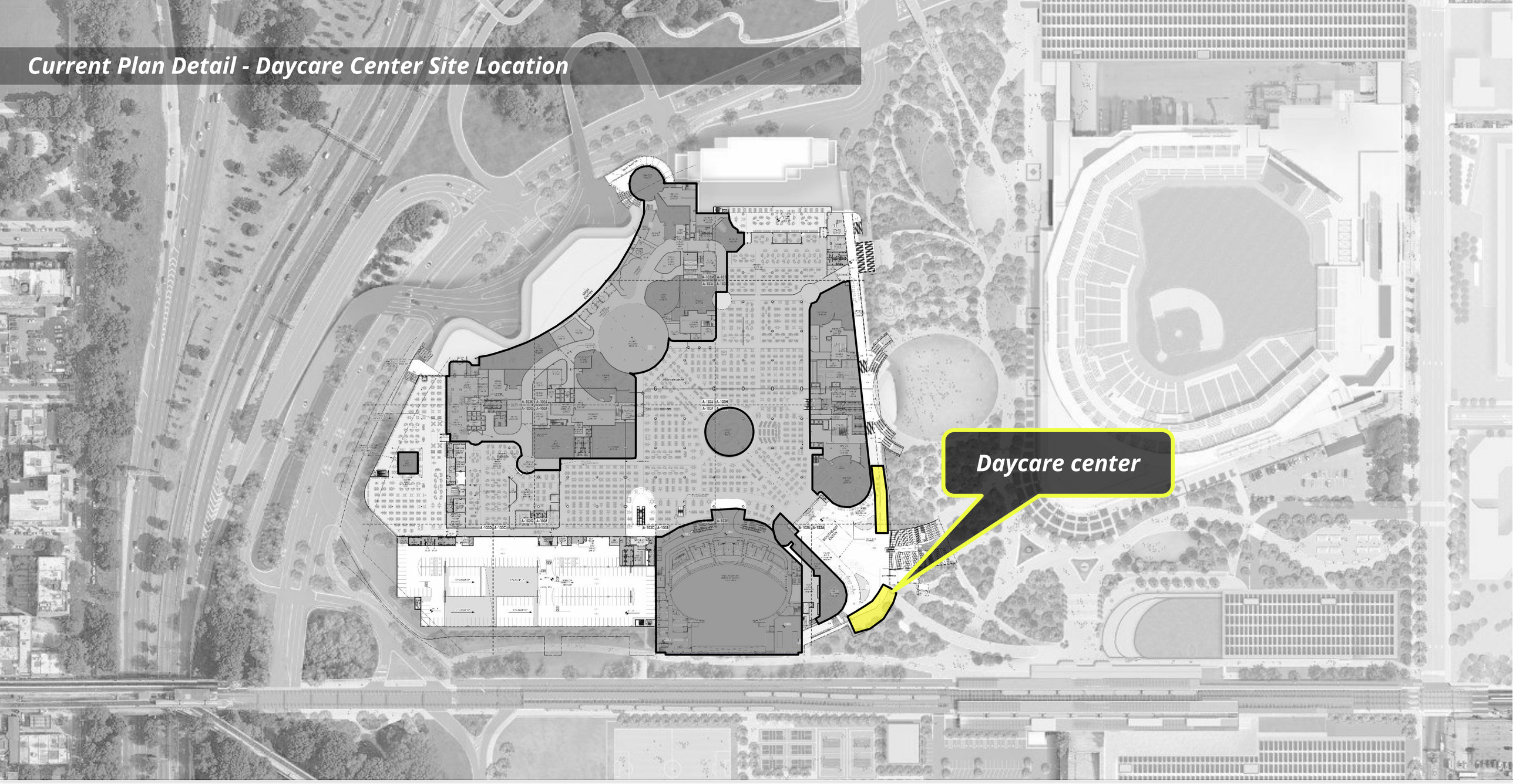
Current Plan Detail - Daycare Center Site Location



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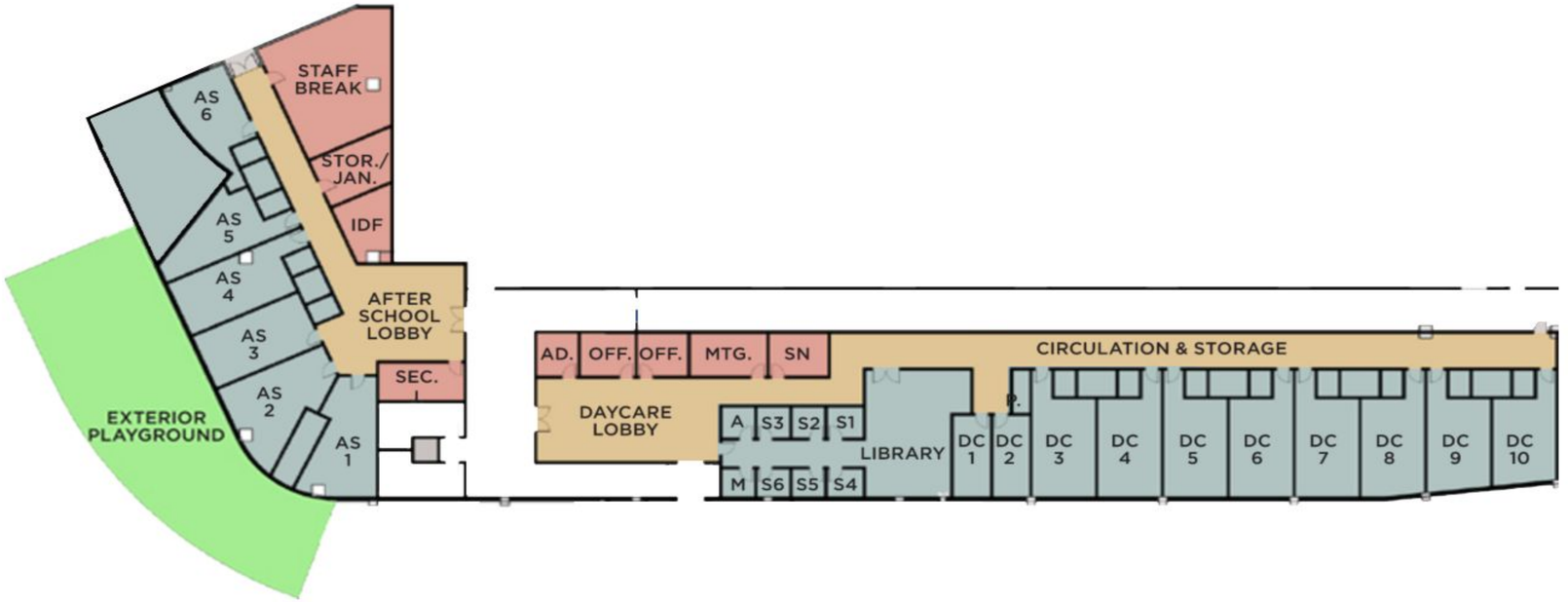
Current Plan Detail - Daycare Center

- A comprehensive childcare and after-school program that provides employees with childcare tailored to their work schedules.
- 14,200 square feet of interior space, accommodating up to 268 Children (160 Children for daycare and 108 for after-school.)
- A mix of 10 daycare classrooms and 6 after-school classrooms with service and support space
- A dedicated 3,000 square feet of outdoor green space for play and recreation.



Classroom

Support

Circulation

Outdoor Space

CONFIDENTIAL INFORMATION

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IR TOWER VIEWS

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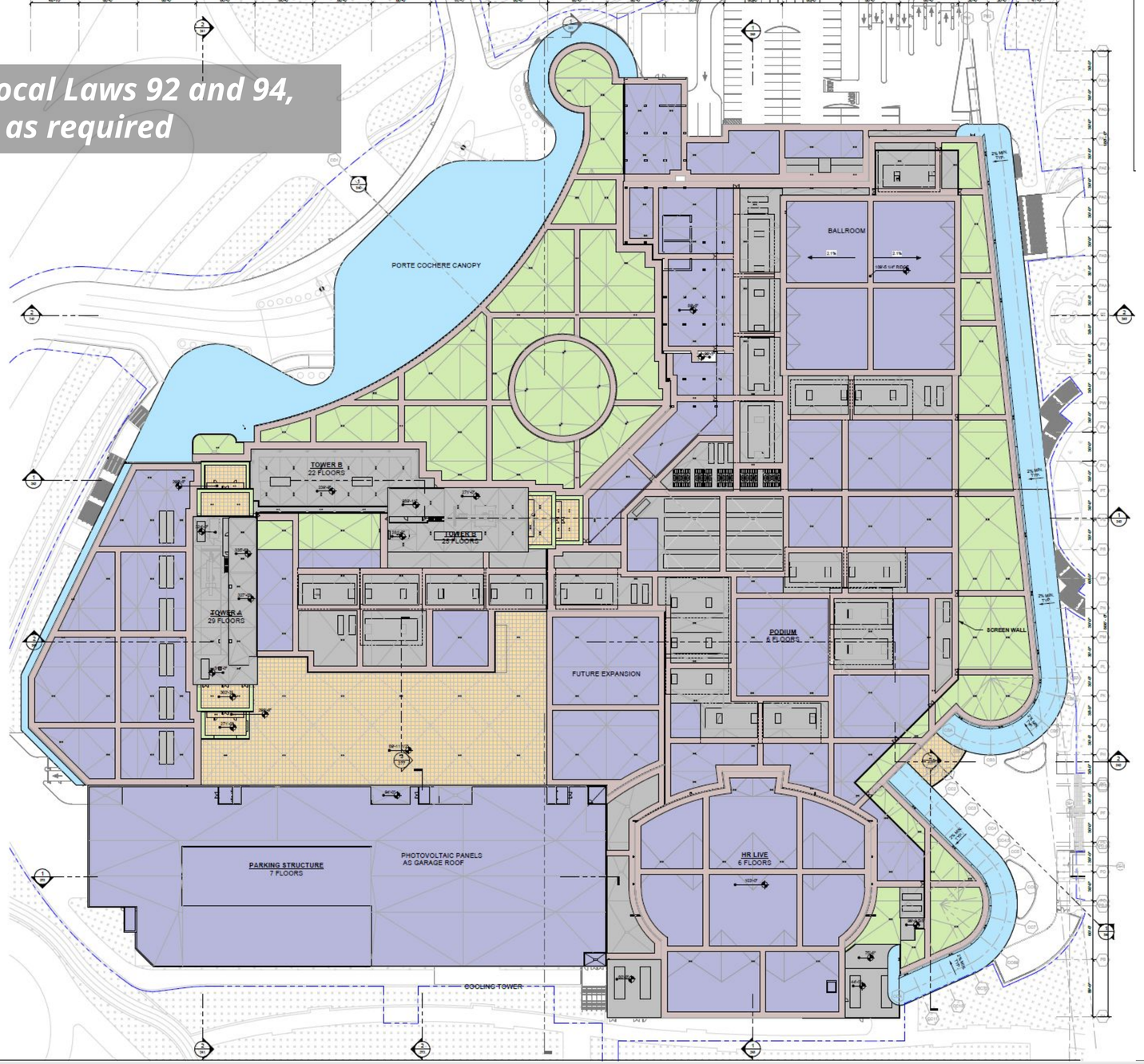
The roof has been designed in compliance with Local Laws 92 and 94, incorporating solar panels or green roof systems as required



- PHOTOVOLTAIC PANELS
- CANOPY
- OCCUPIED ROOF
- GREEN ROOF
- MECHANICAL ZONE
- SCREEN WALL
- ROOF ACCESS
- LOUVERED ROOF VENTILATION POP-OUT

OF PLAN

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Tower A looking east towards Shea Lawn

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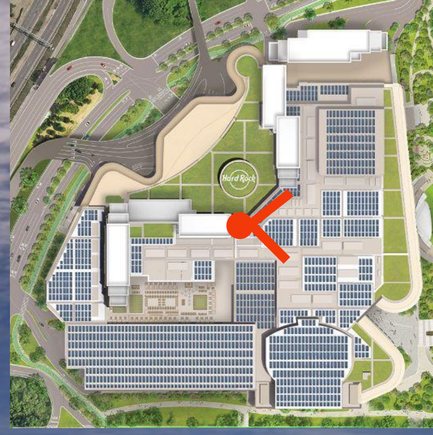
Tower B looking east towards Shea Lawn



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Tower B looking north towards Shea Road & Whitestone Expressway

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Tower B looking north towards Shea Road & Whitestone Expressway

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Tower A looking west towards Shea Road & Grand Central Parkway

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Tower B looking south towards Roosevelt Ave

NYC/EDC

Hard Rock AT METROPOLITAN PARK

shop fieldoperations stv SLCE Pentagram WATG

SUBMISSION FOR PRELIMINARY REVIEW

21 OCTOBER 2025

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PARKING STRUCTURES

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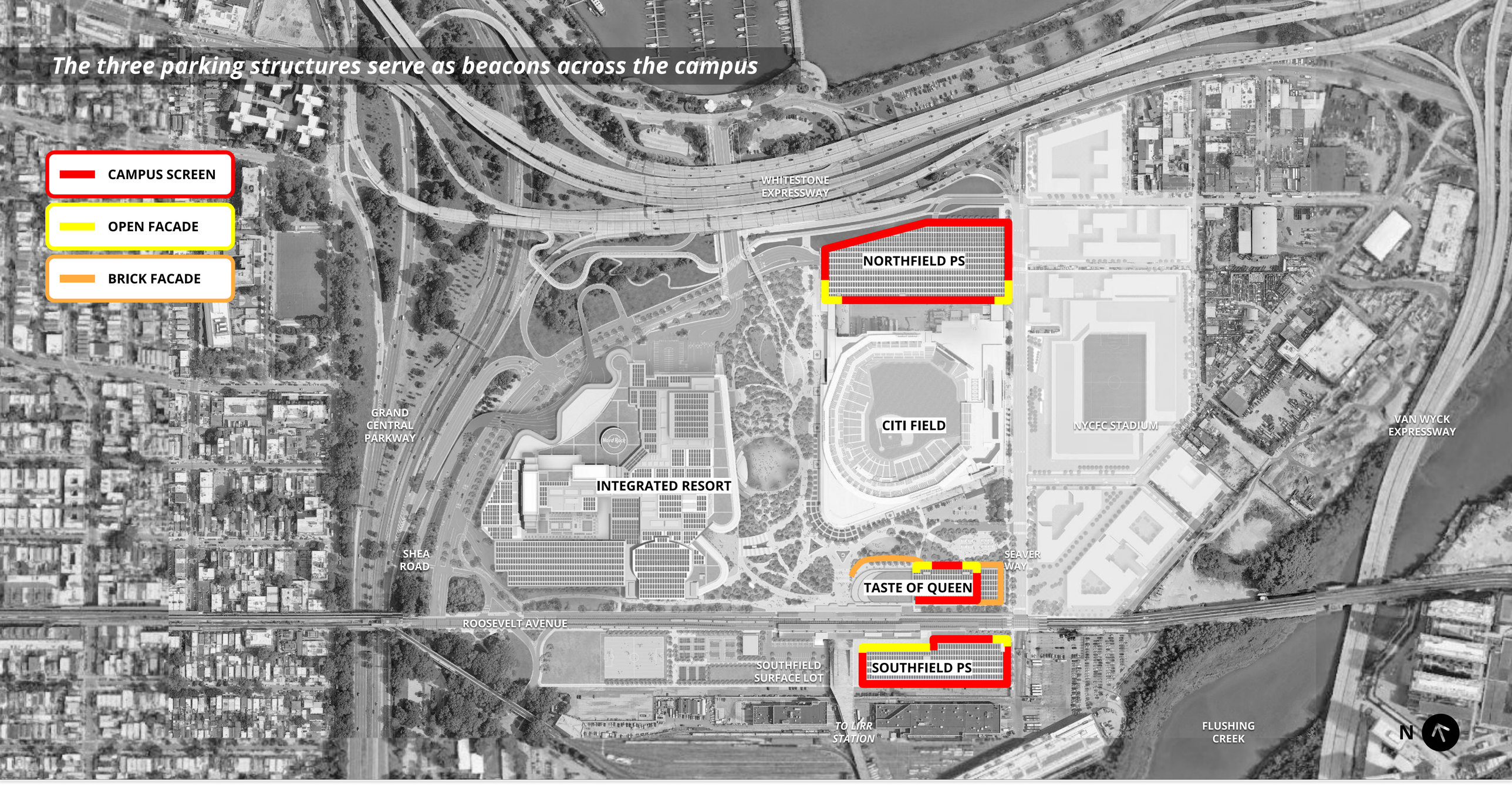
The three parking structures serve as beacons across the campus



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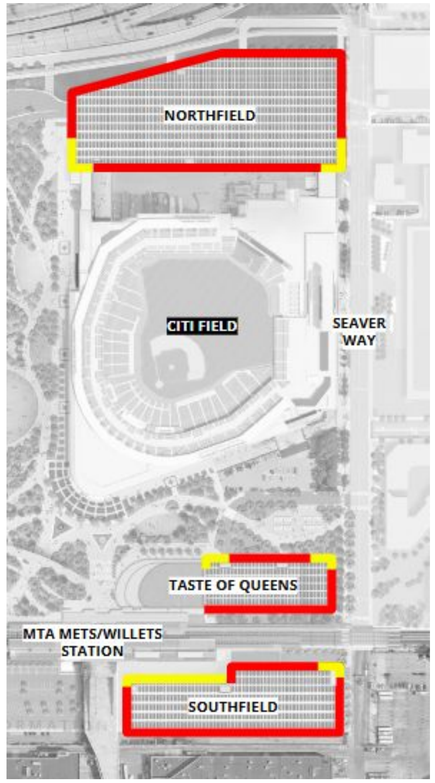
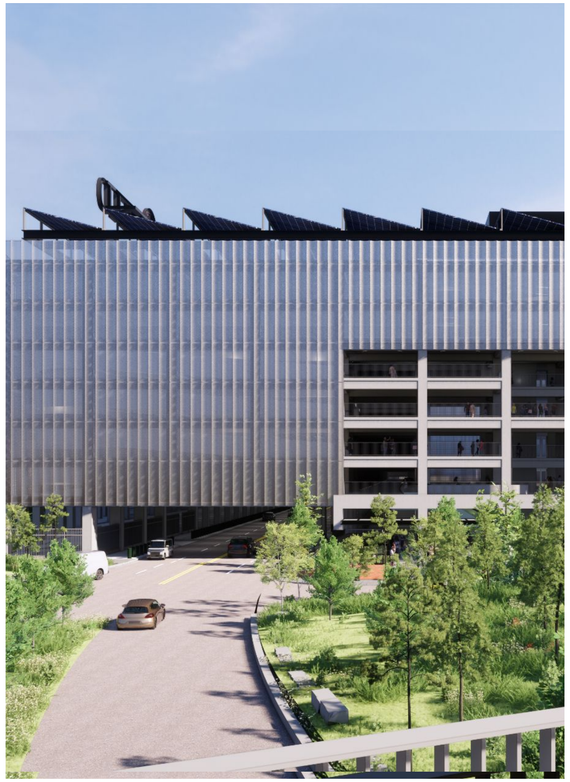
Pedestrian arrival areas at each structure are exposed and celebrated, and translucent metal screens reveal activation within the structures





NORTHFIELD

TASTE OF QUEENS

SOUTHFIELD

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The common architectural elements across the garages are adapted to each of the structure's unique needs

PV Array on black secondary structure

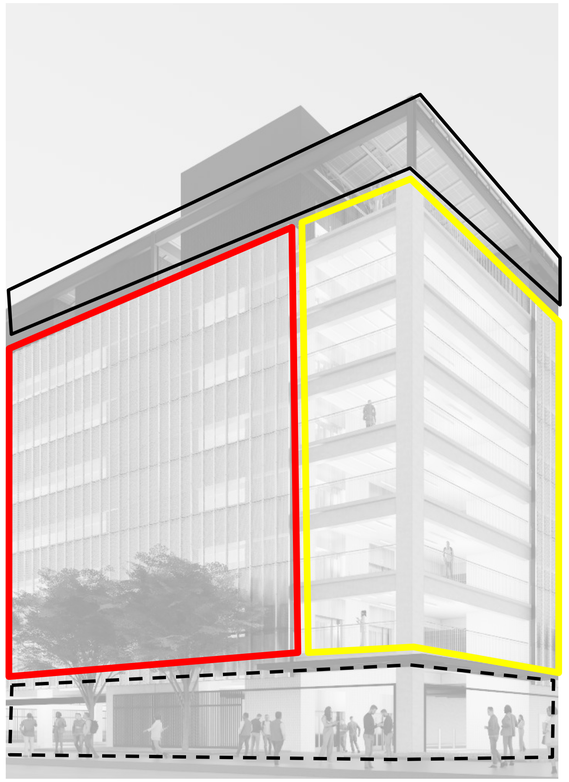
Perforated Metal
Screened

Feature Circulation
Open

Ground Floor w/ fencing and solid wall as appropriate

NORTHFIELD

TASTE OF QUEENS



SOUTHFIELD

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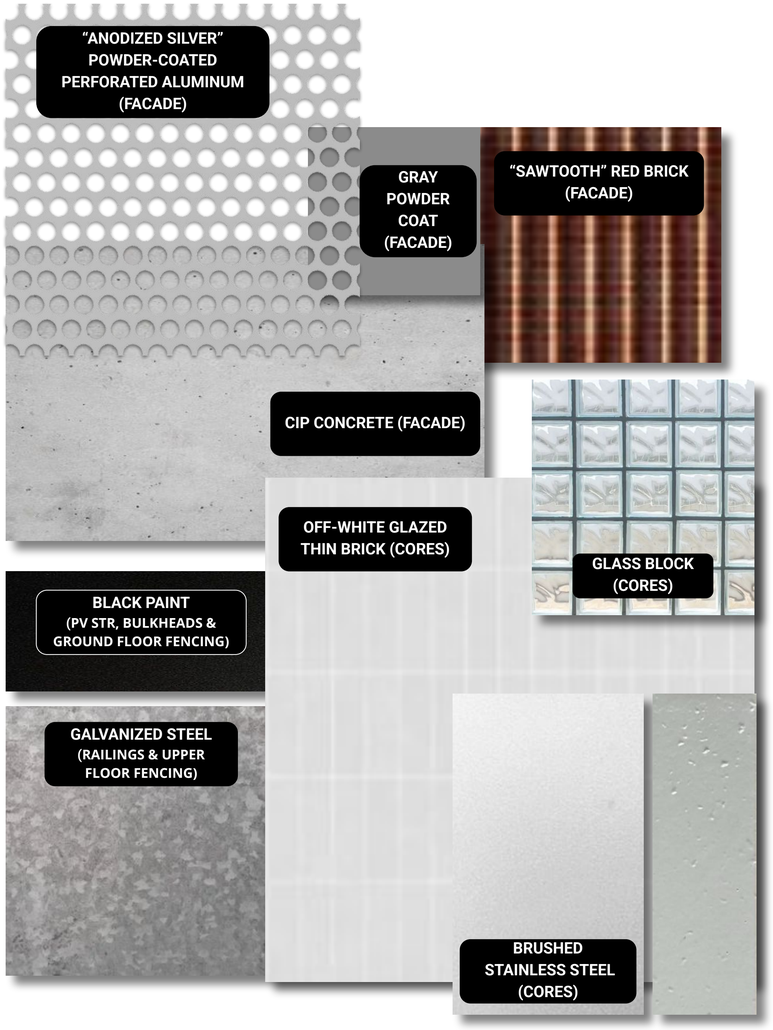
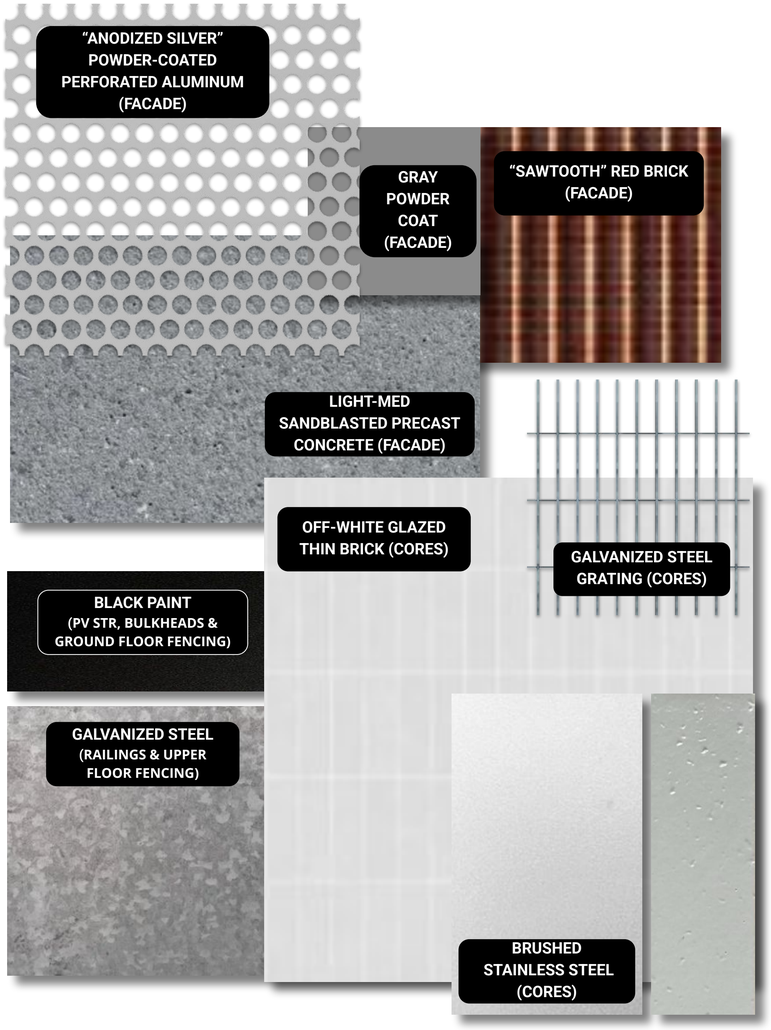
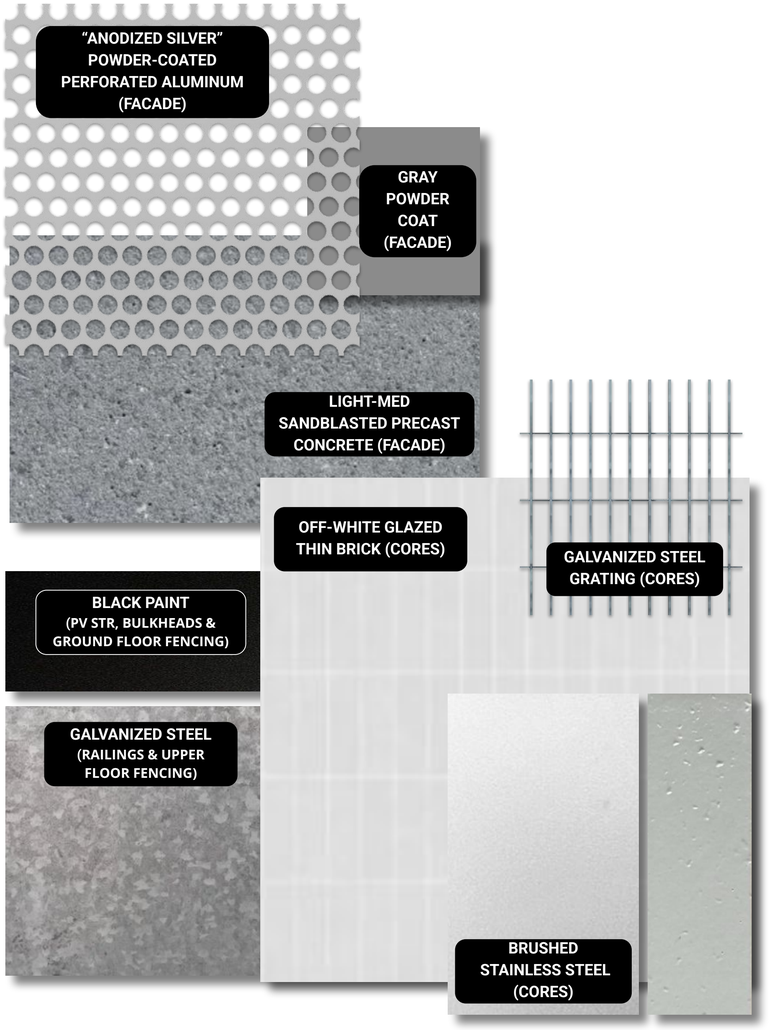
Common materials are used across the garage structures to provide a cohesive character throughout the campus



NORTHFIELD



TASTE OF QUEENS



SOUTHFIELD

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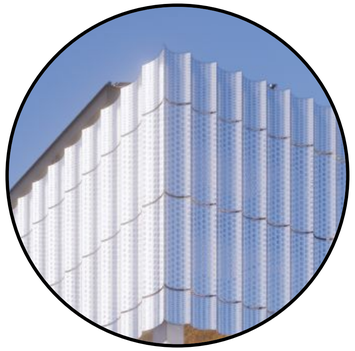
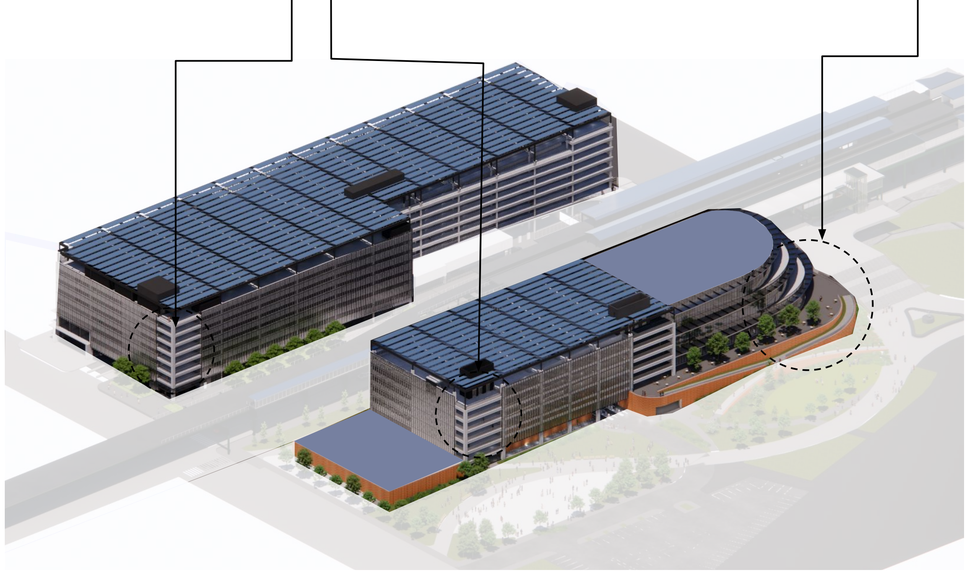
SOUTHFIELD + TASTE OF QUEENS
WHITE GLAZED BRICKS
CORNER CORES

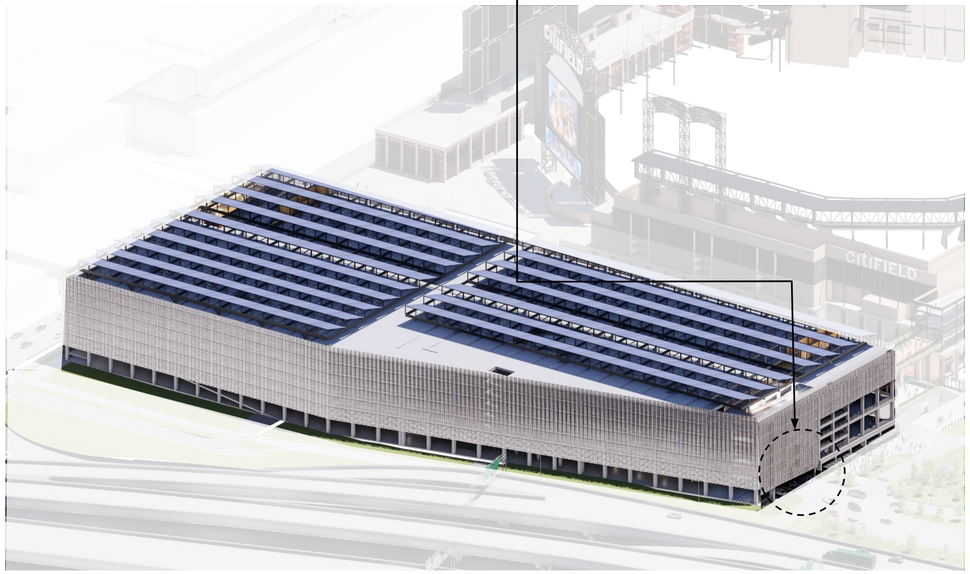
TASTE OF QUEENS
BRICK PODIUM

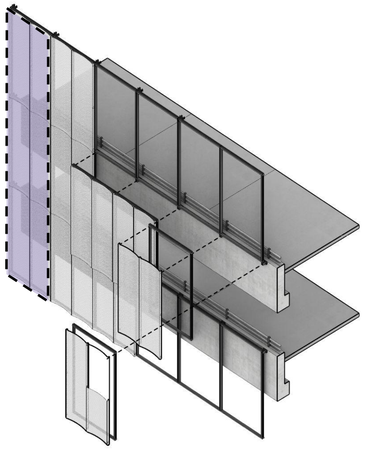
NORTHFIELD
ENTRANCE

ALL GARAGES
PERFORATED METAL
SCREEN









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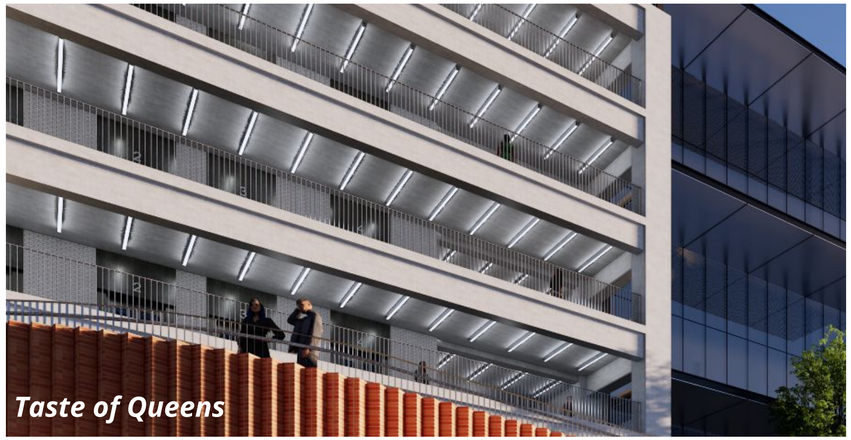
Fall protection/parapets at parking structure roof levels have been increased to 60” – fence-height – for additional safety. Typical exterior guardrails across the project have been increased to 48” - 6” higher than required by code

South Gateway

Northfield Garage

Southfield Garage

Integrated Resort


Taste of Queens

Taste of Queens

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NORTHFIELD GARAGE

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Northfield Parking Structure, as viewed from within Metropolitan Park, engages and extends the Citi Field baseball event and park experience

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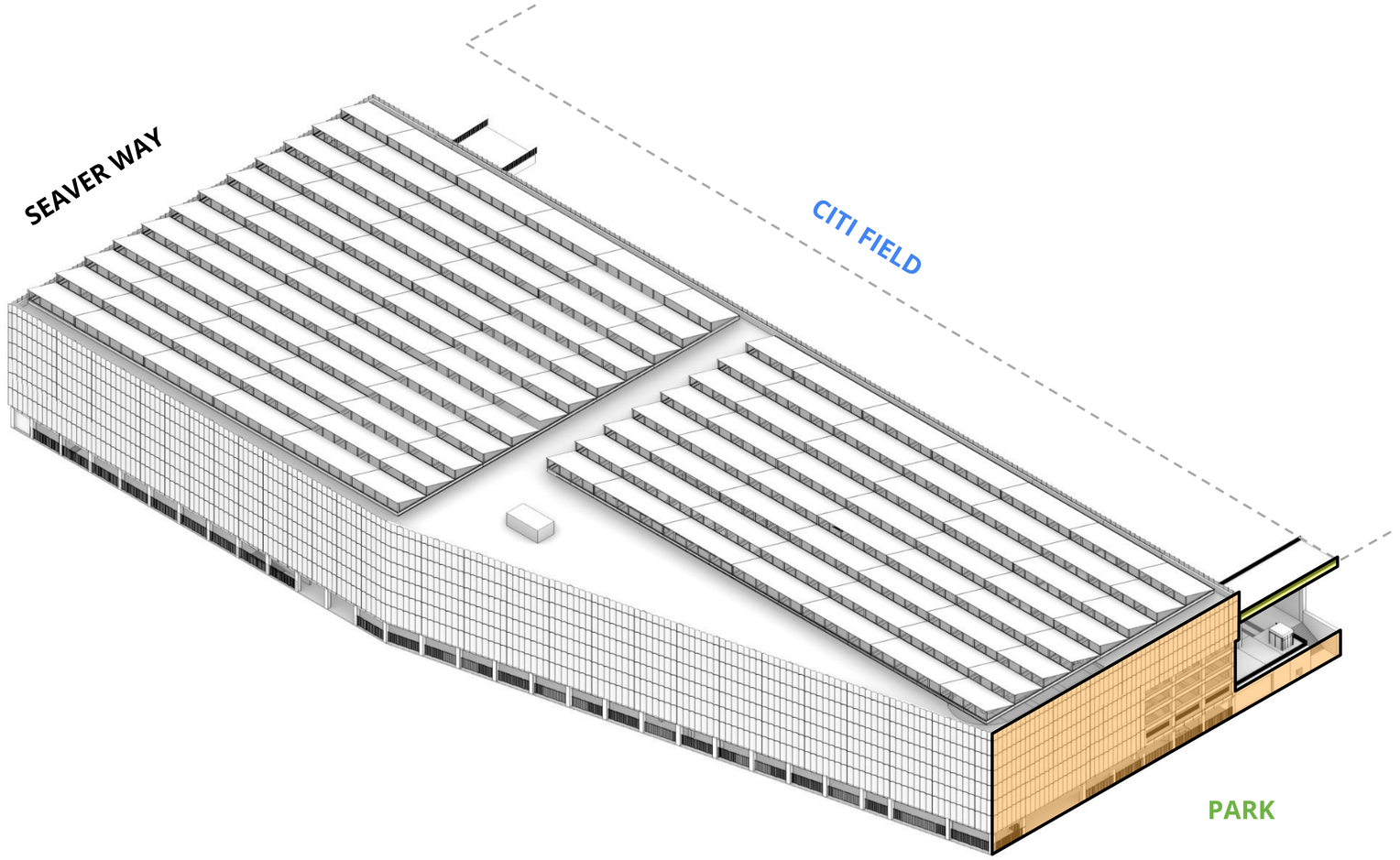
Northfield Parking Garage Axonometric

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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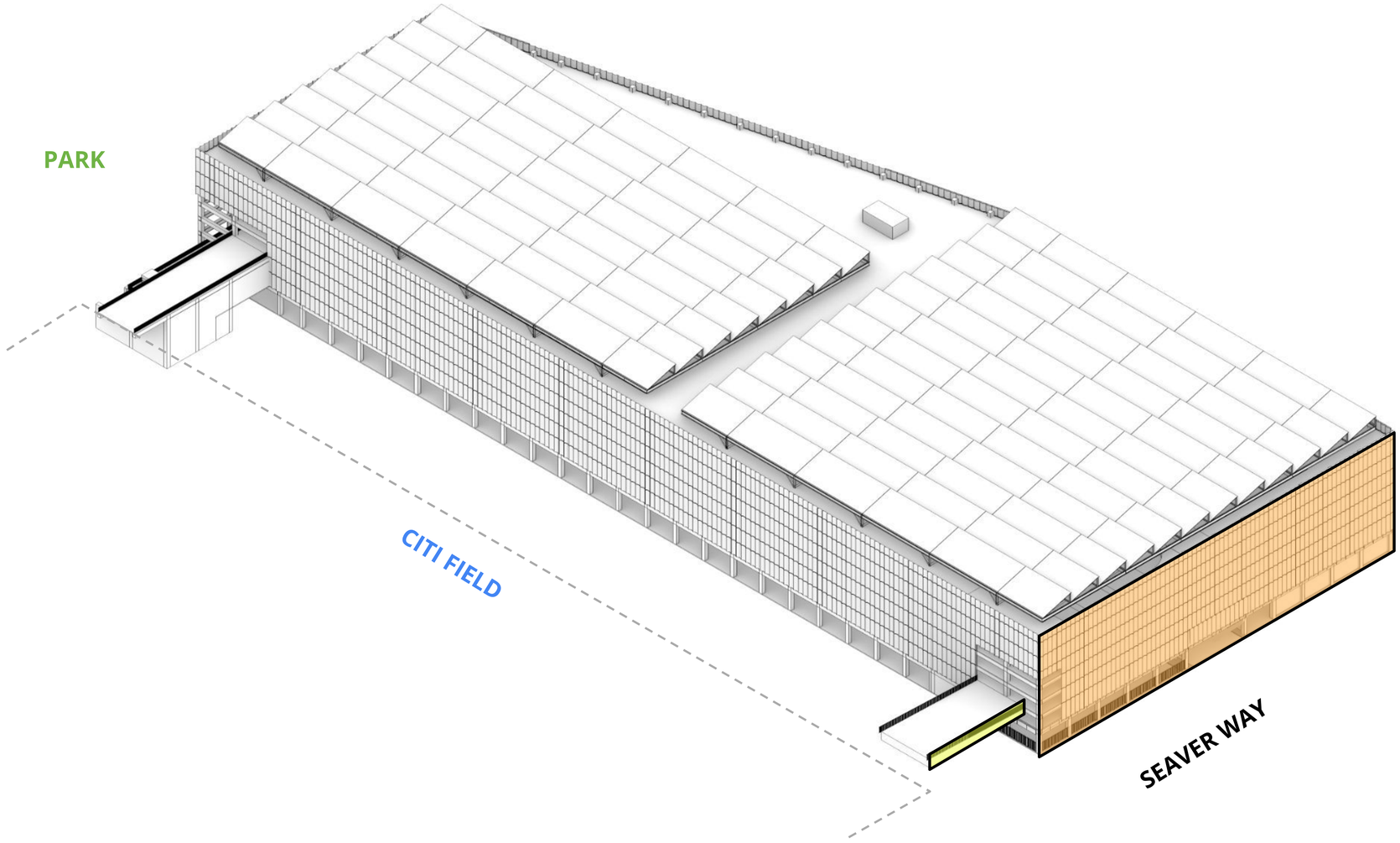
Northfield Parking Garage Axonometric

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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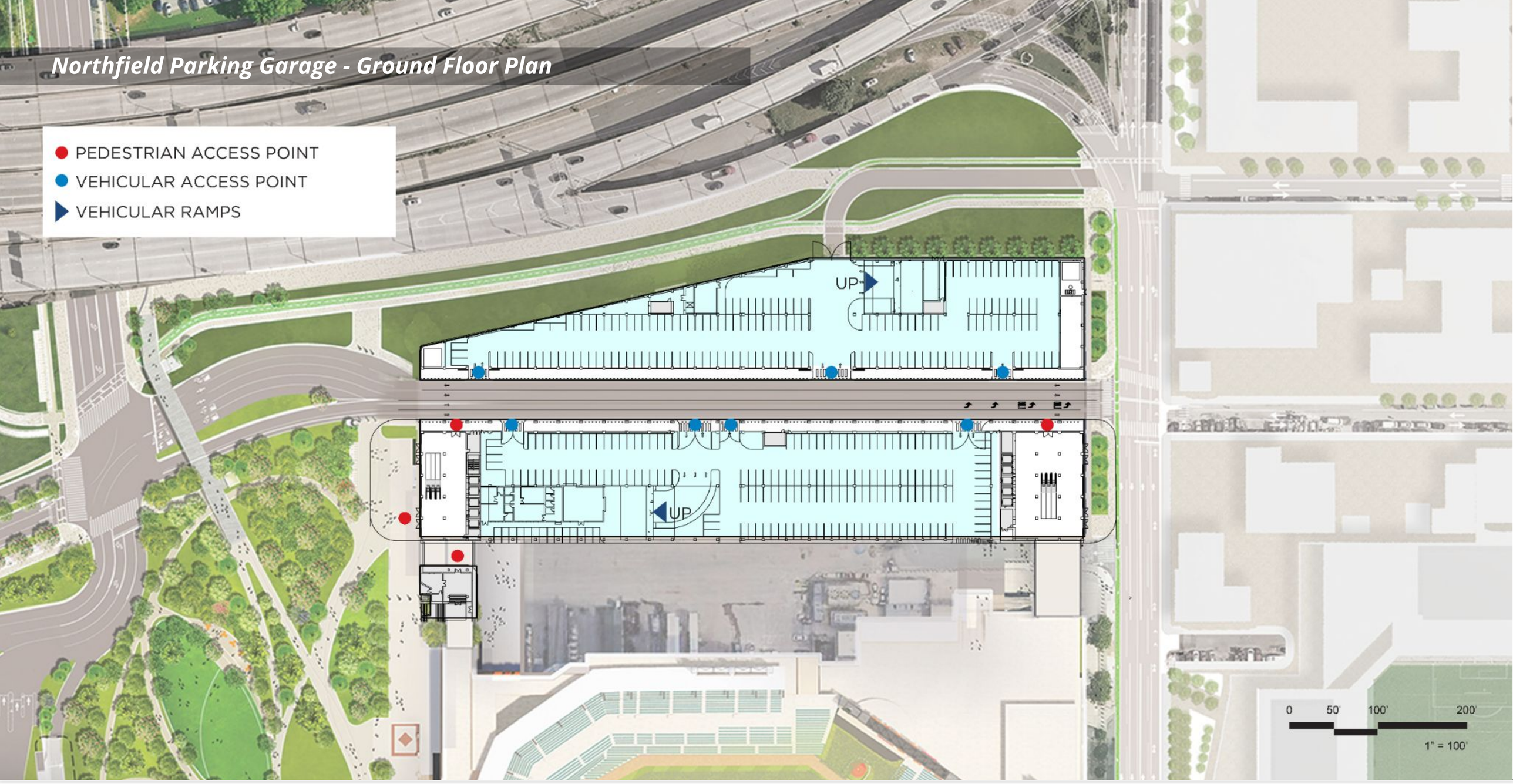
Northfield Parking Garage - Ground Floor Plan



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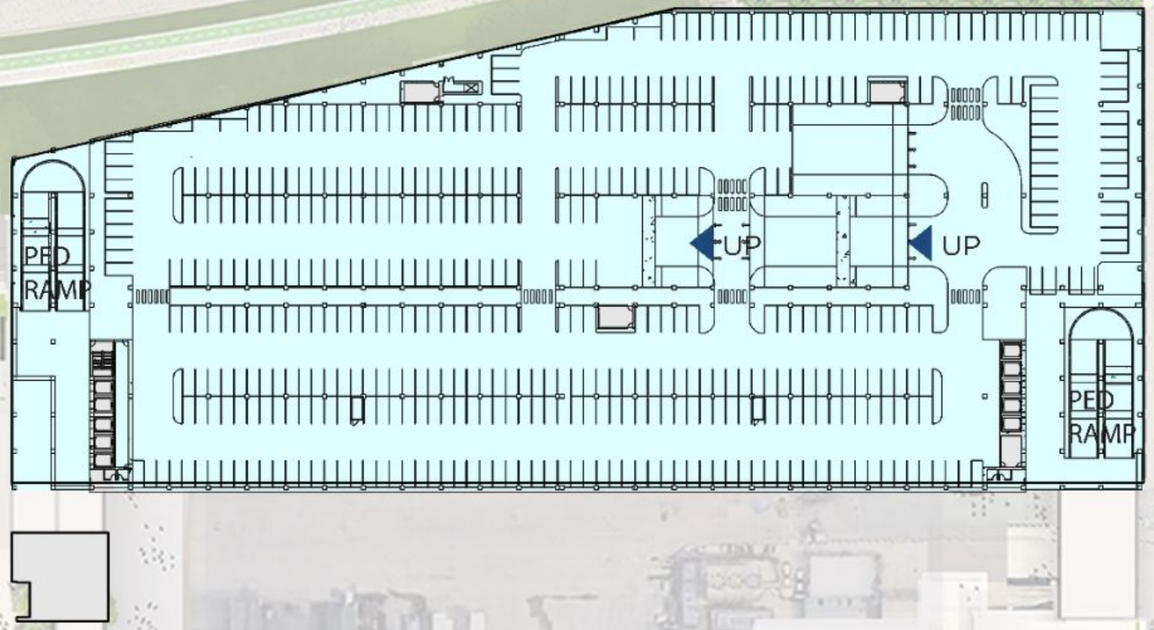
Northfield Parking Garage - Typical Floor Plan

- PEDESTRIAN ACCESS POINT
- VEHICULAR ACCESS POINT
- VEHICULAR RAMPS



0 50' 100' 200'

1" = 100'

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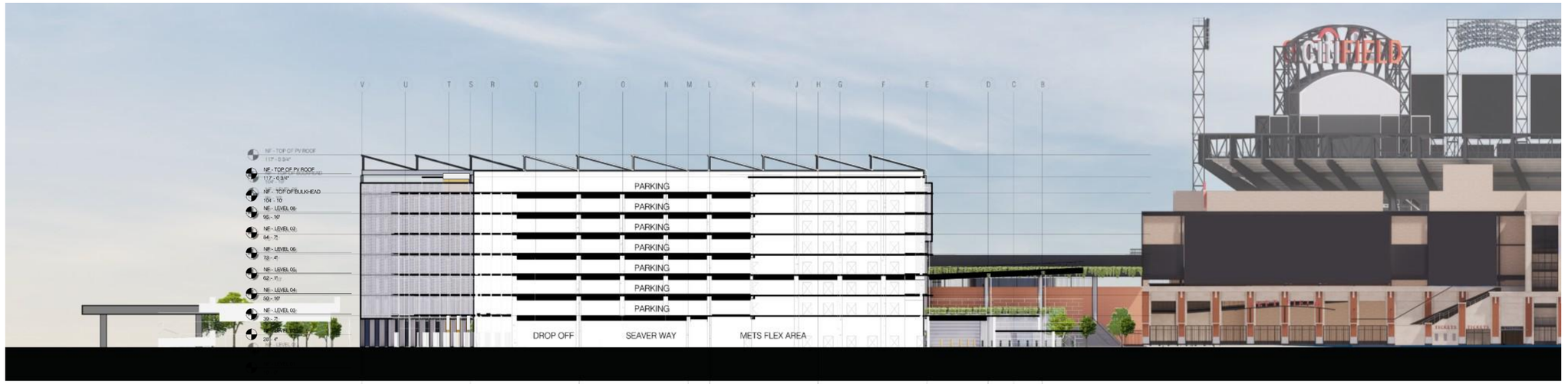
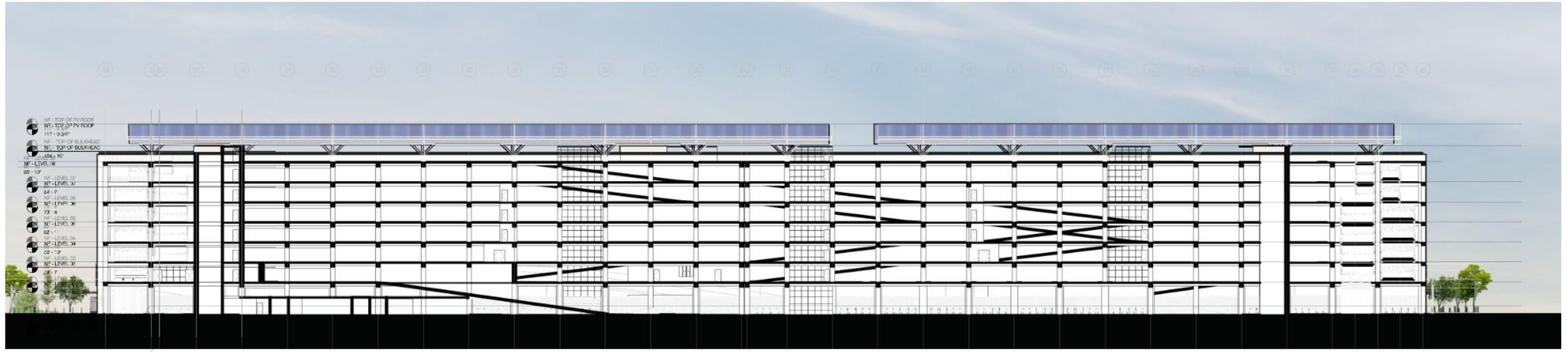
Northfield Parking Garage - Sections



CROSS SECTION



LONGITUDINAL SECTION

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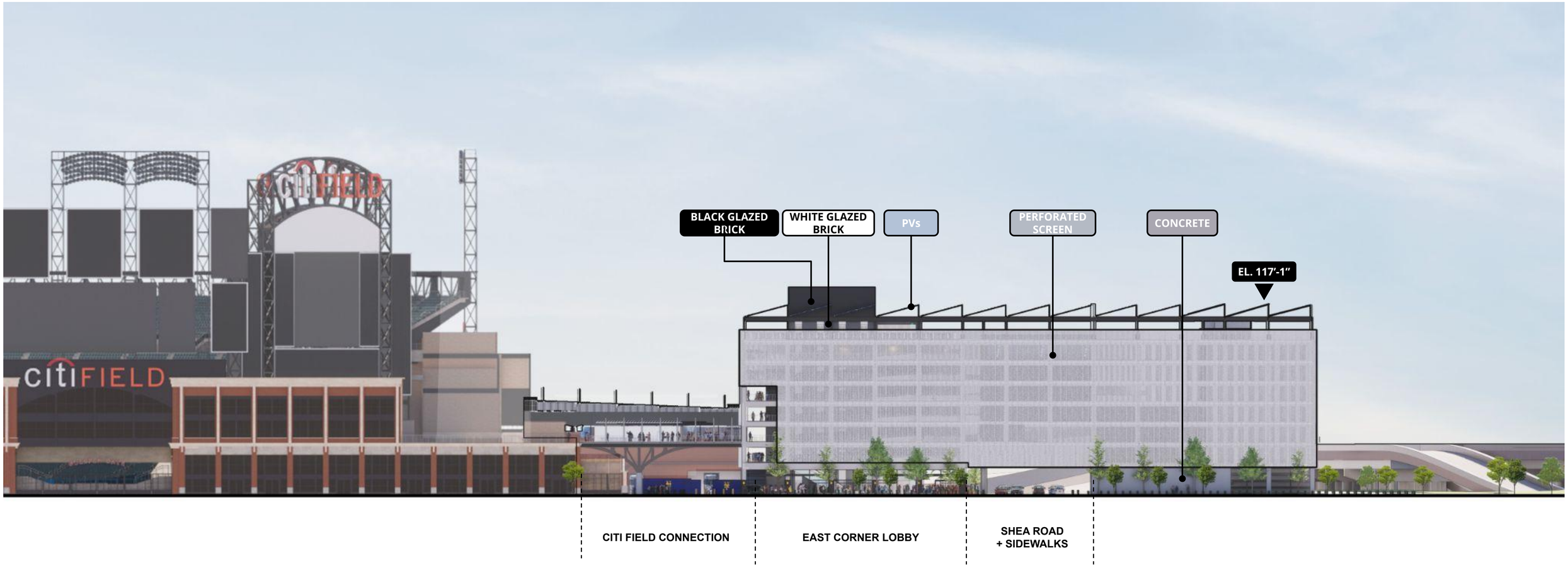
Northfield Parking Garage East Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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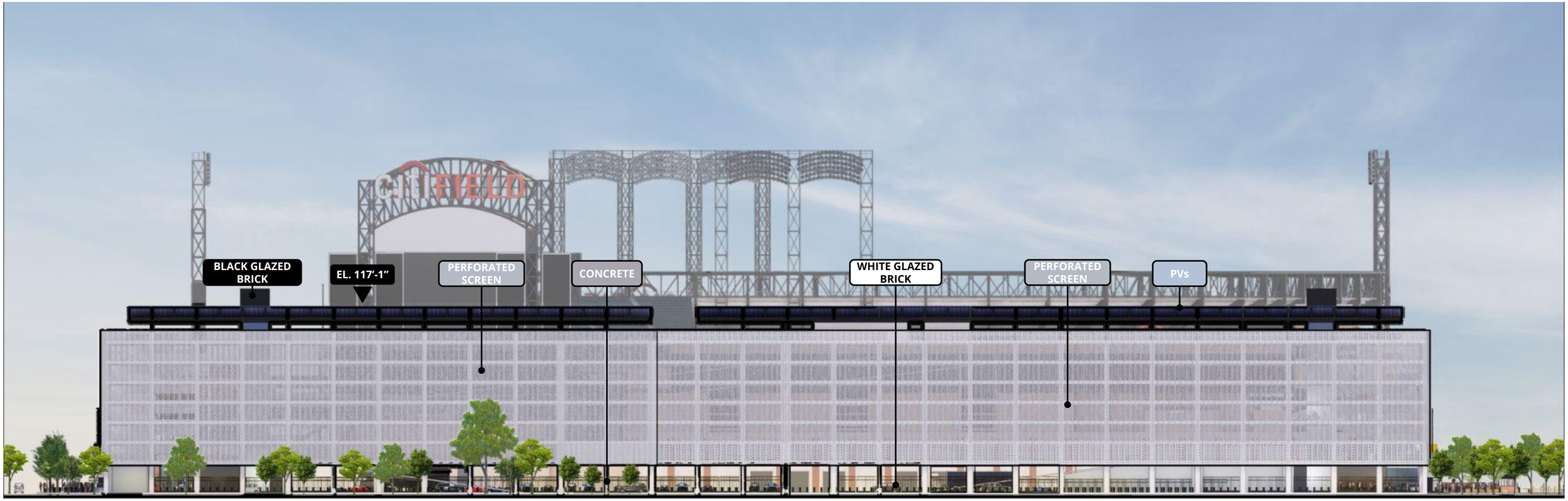
Northfield Parking Garage North Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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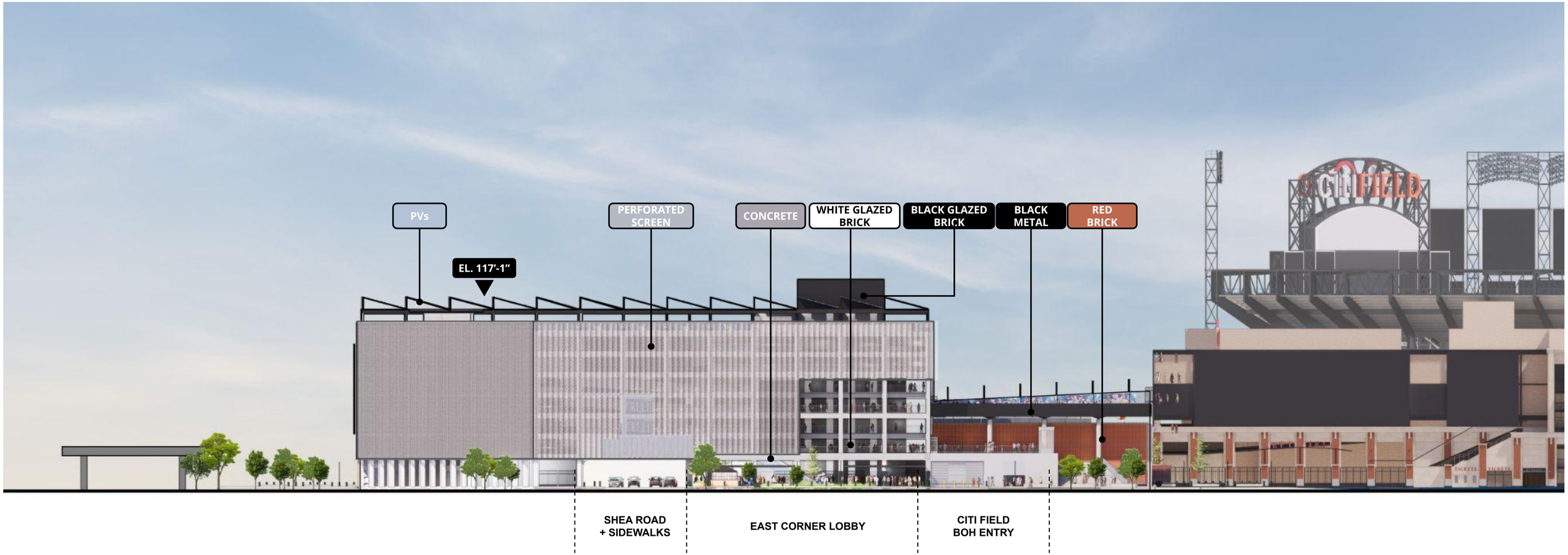
Northfield Parking Garage West Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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Northfield Parking Garage South Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION

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Northfield Parking Structure's screened facade pulls back at the southwest corner to engage with Citi Field and the park

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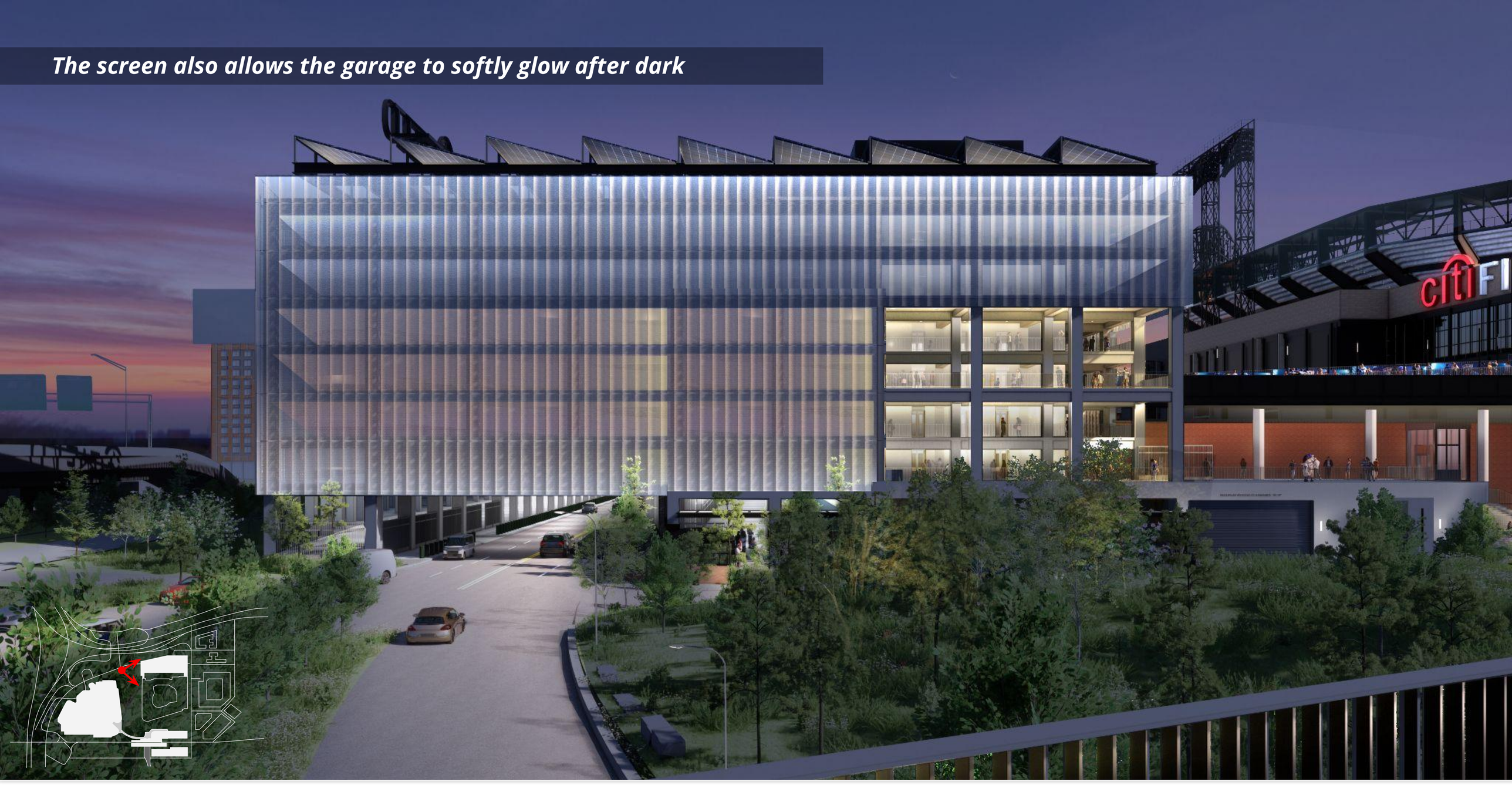
The screen also allows the garage to softly glow after dark



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Northfield Parking Structure's screened facade pulls back at the southwest corner to engage with Citi Field and the park

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Northfield Parking Structure's screen also pulls back at the southeast corner, revealing the pedestrian ramps to Citi Field

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Northfield Parking Structure's screen also pulls back at the southeast corner, revealing the pedestrian ramps to Citi Field

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Shea Road cuts through the Northfield Garage, providing a covered public passage from Willets Point to Metropolitan Park

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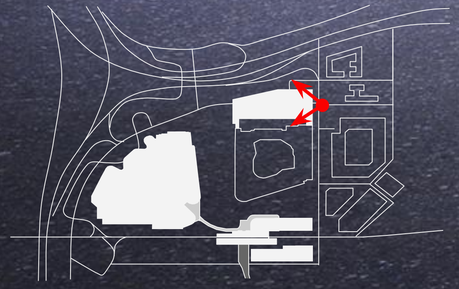
Shea Road cuts through the Northfield Garage, providing a covered public passage from Willets Point to Metropolitan Park



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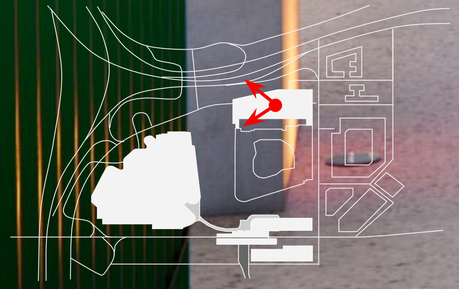
Shea Road cuts through the Northfield Garage, providing a covered public passage from Willets Point to Metropolitan Park



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TASTE OF QUEENS

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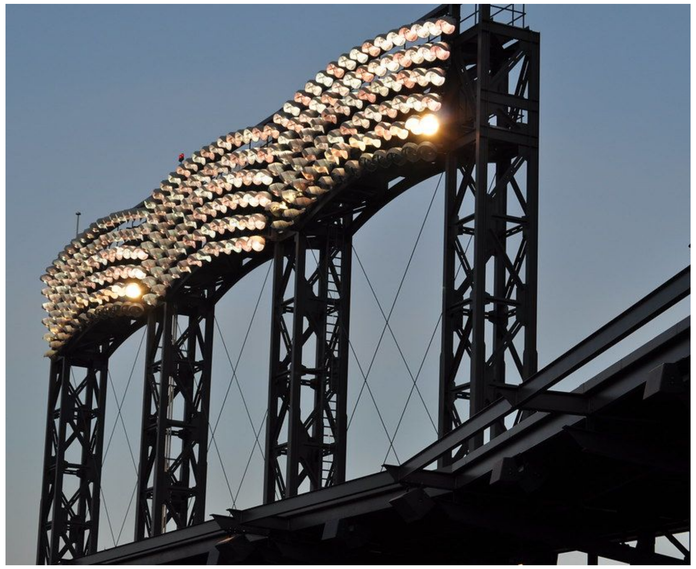
Taste of Queens' materiality and articulation draws on inspiration from notable Queens architecture



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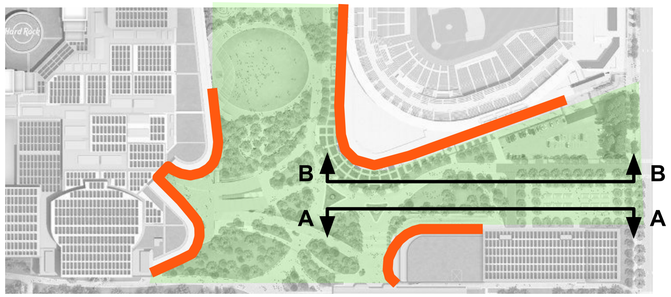
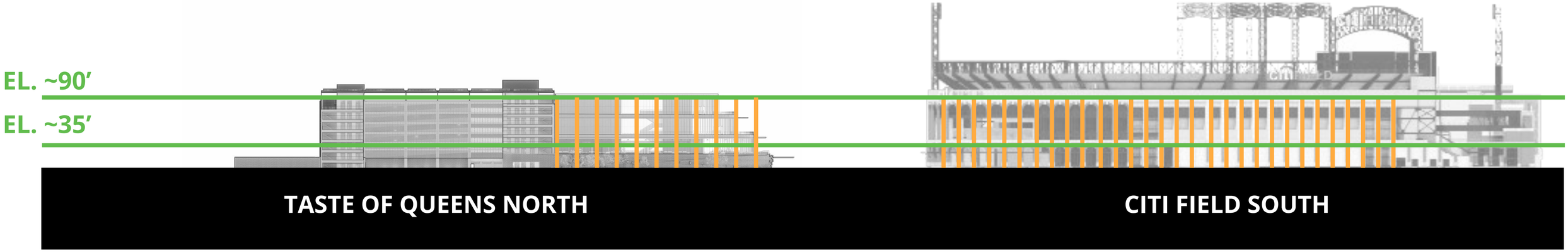
Taste of Queens' datums also take cues from Citi Field





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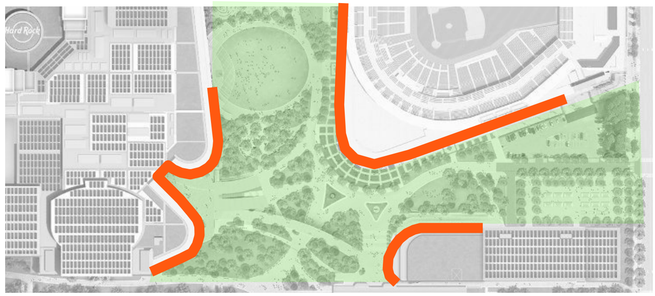
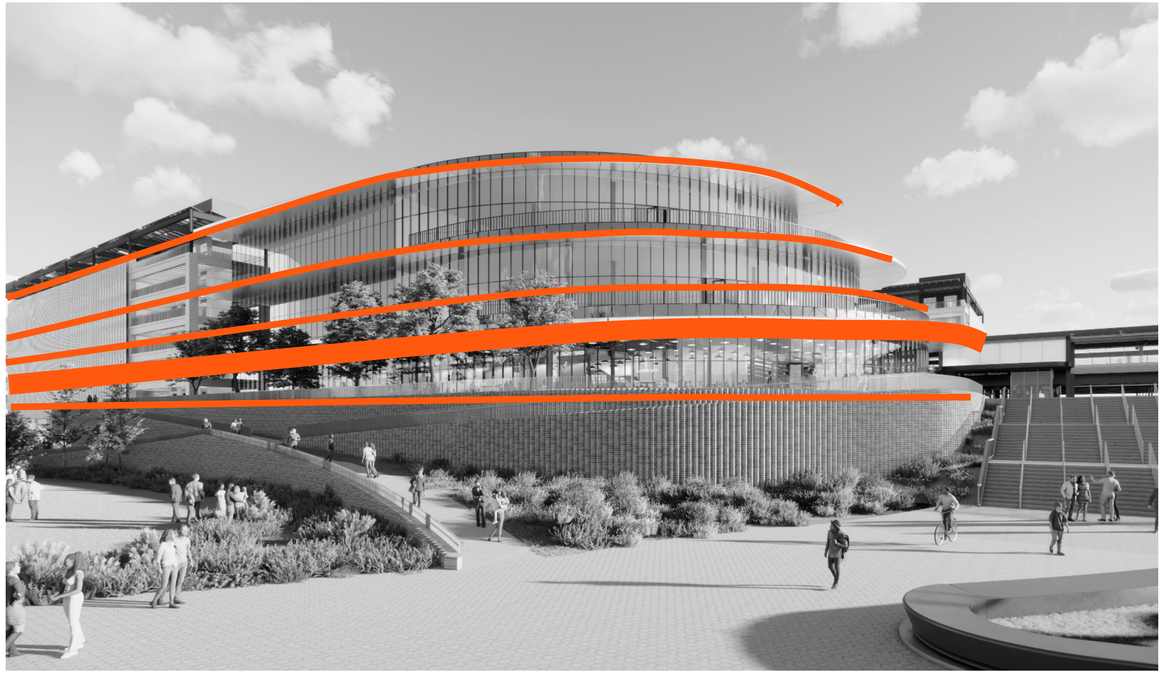
As well as from Citi Field's "Flatiron" geometry and awning. Shared datums are carried across the Market building and Garage





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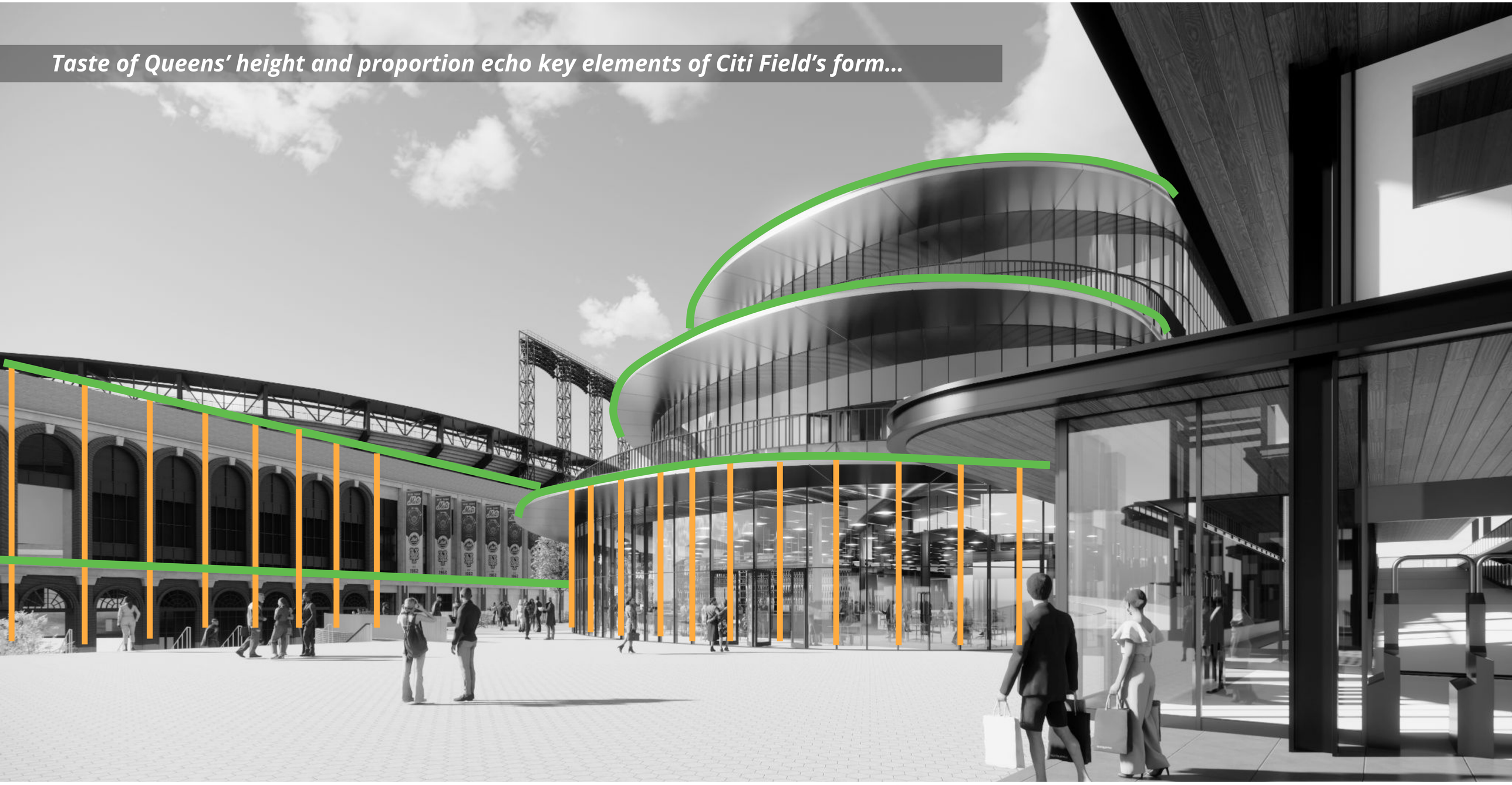
Taste of Queens' height and proportion echo key elements of Citi Field's form...



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...with a special emphasis on the "Flatiron" geometry.
Canopies on the Markethall create an iconic, civic gesture along the park.
Curved arrival ramps provide a welcoming experience for all visitors

Revised design

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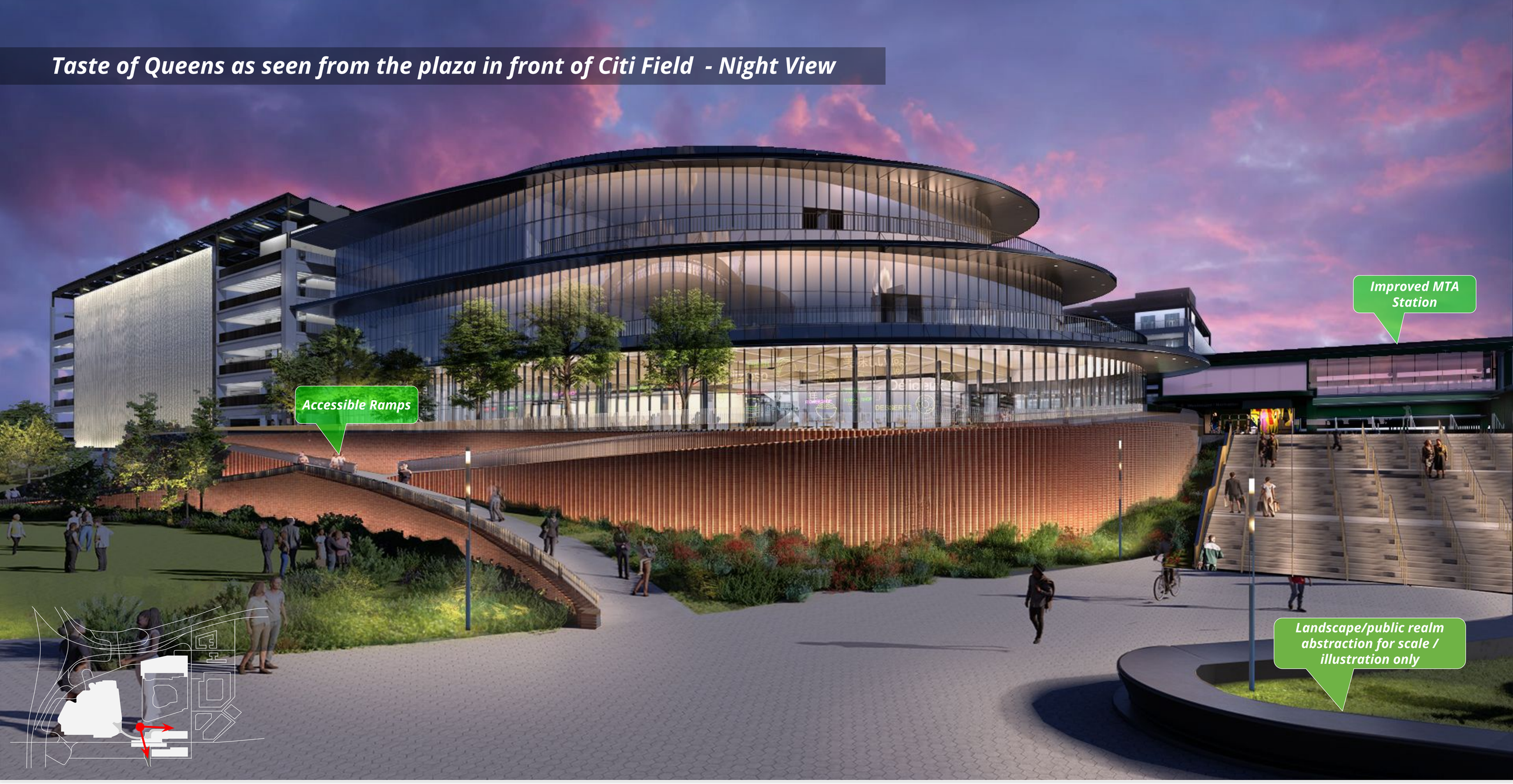
Taste of Queens as seen from the plaza in front of Citi Field - Night View



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Along Roosevelt, the Market hall uses the same fluted facade screening as the parking structure, providing continuity in experience

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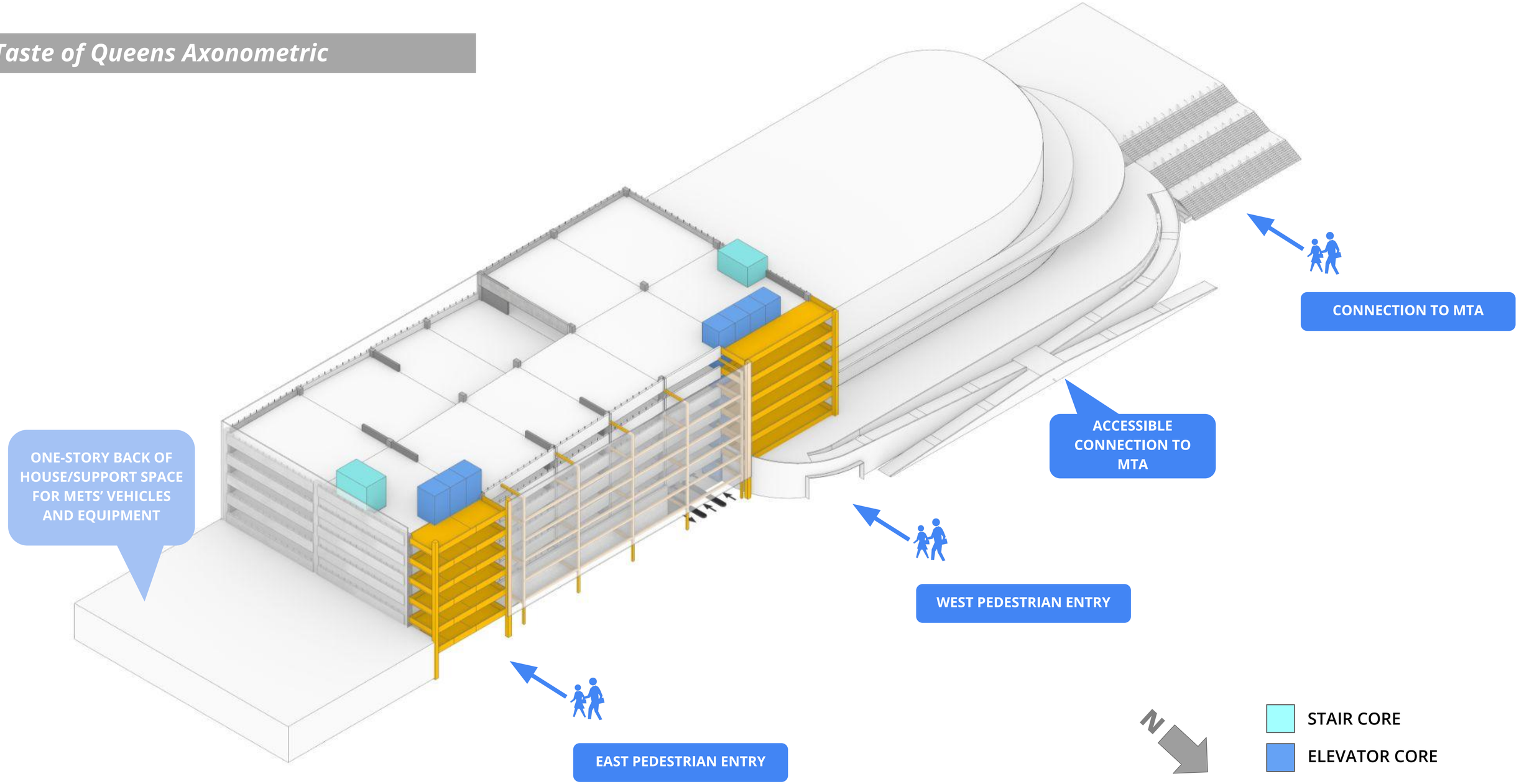
Taste of Queens Axonometric



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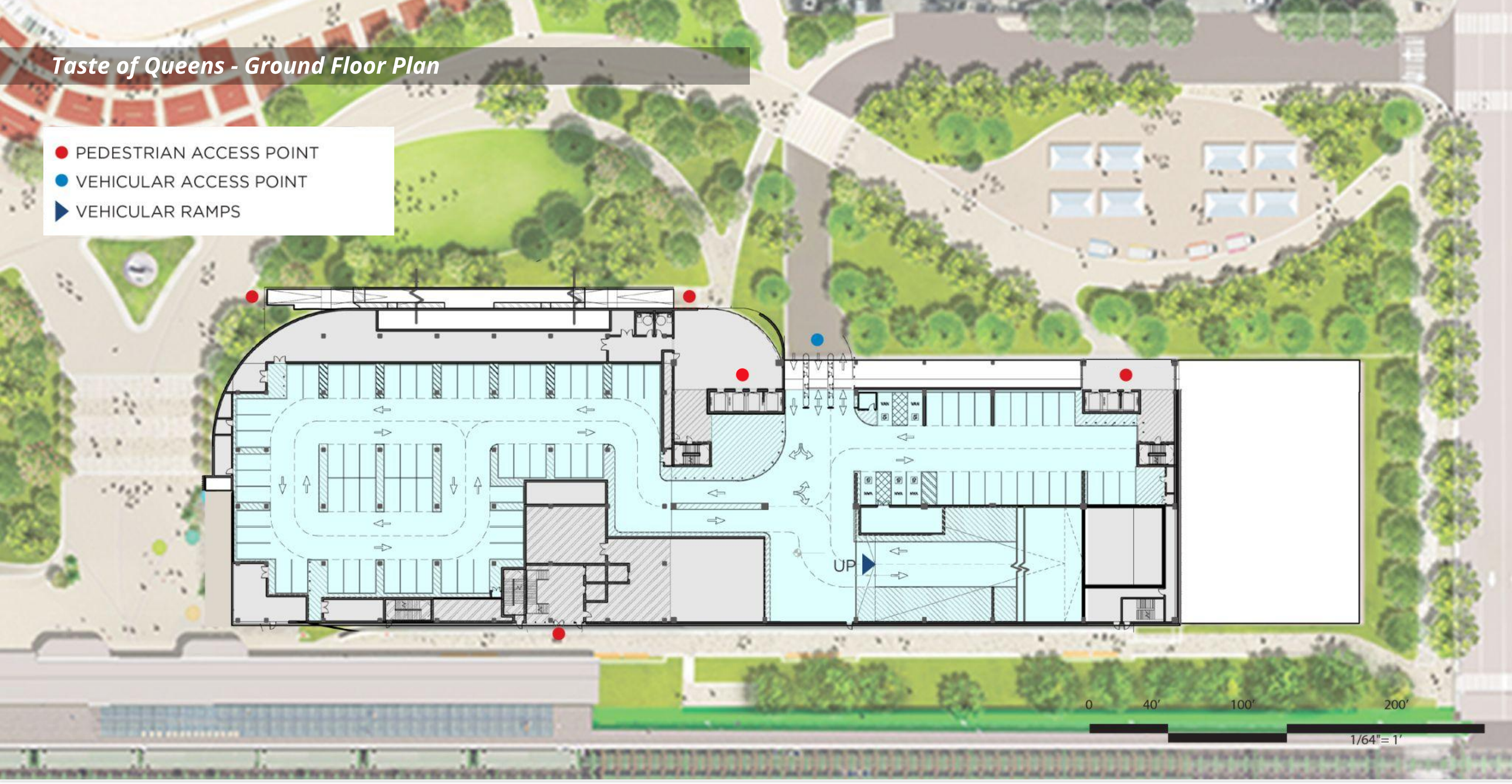
Taste of Queens - Ground Floor Plan



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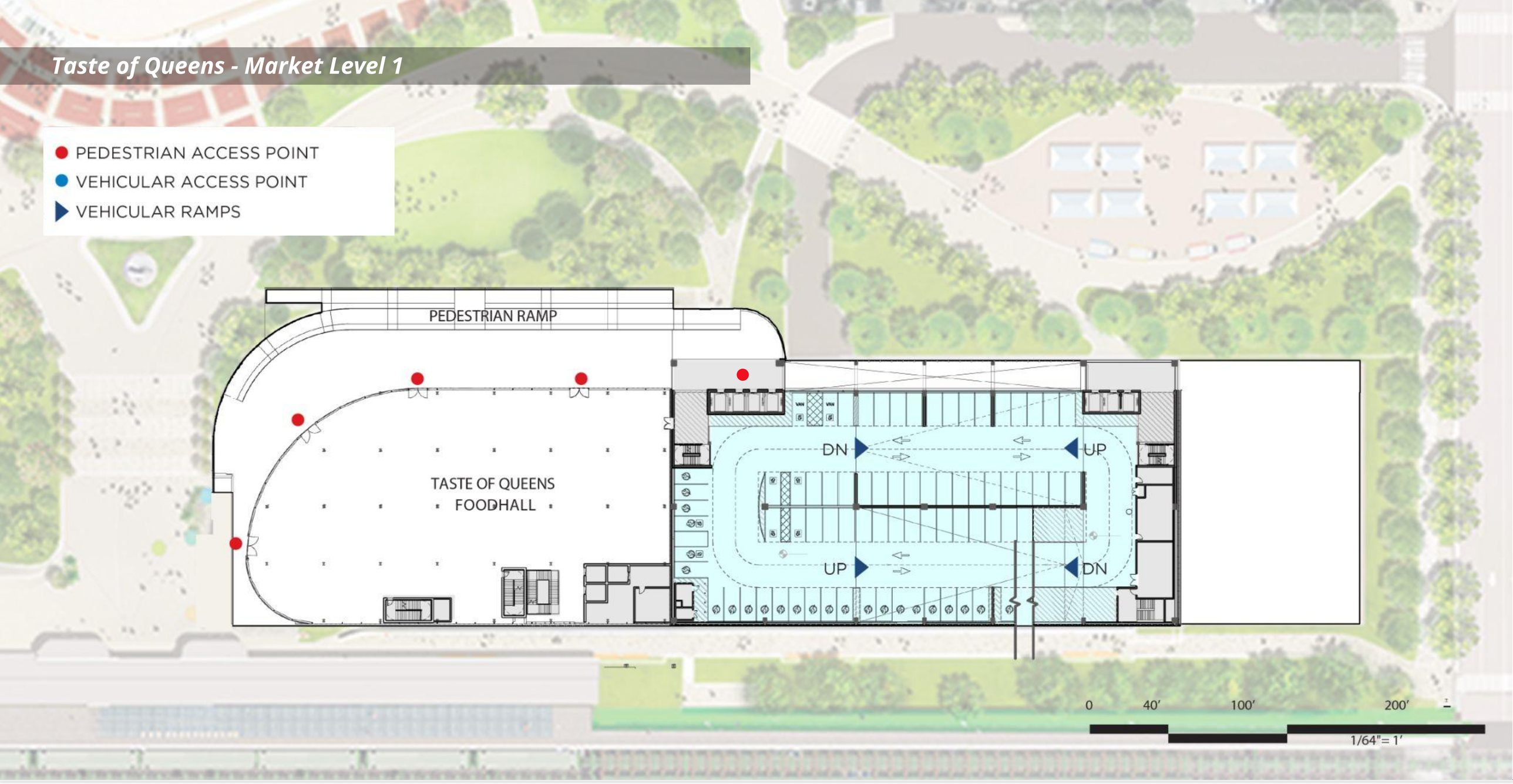
Taste of Queens - Market Level 1



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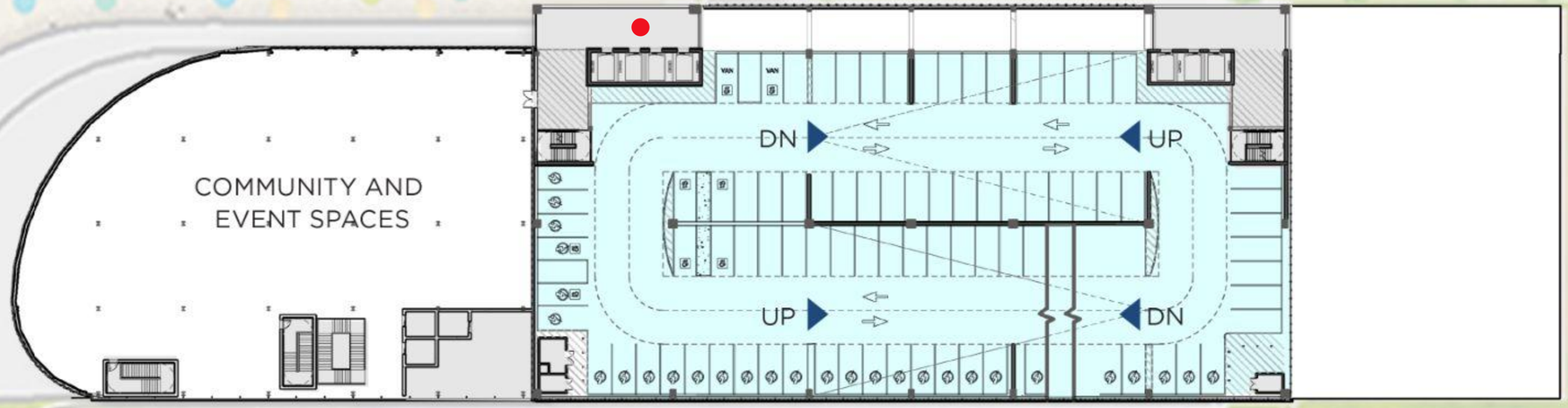
Taste of Queens - Community Level

- PEDESTRIAN ACCESS POINT
- VEHICULAR ACCESS POINT
- VEHICULAR RAMPS



0 40′ 100′ 200′

1/64"= 1′

NYC/EDC

Hard Rock AT METROPOLITAN PARK

shop fieldoperations stv SLCE Pentagram WATG

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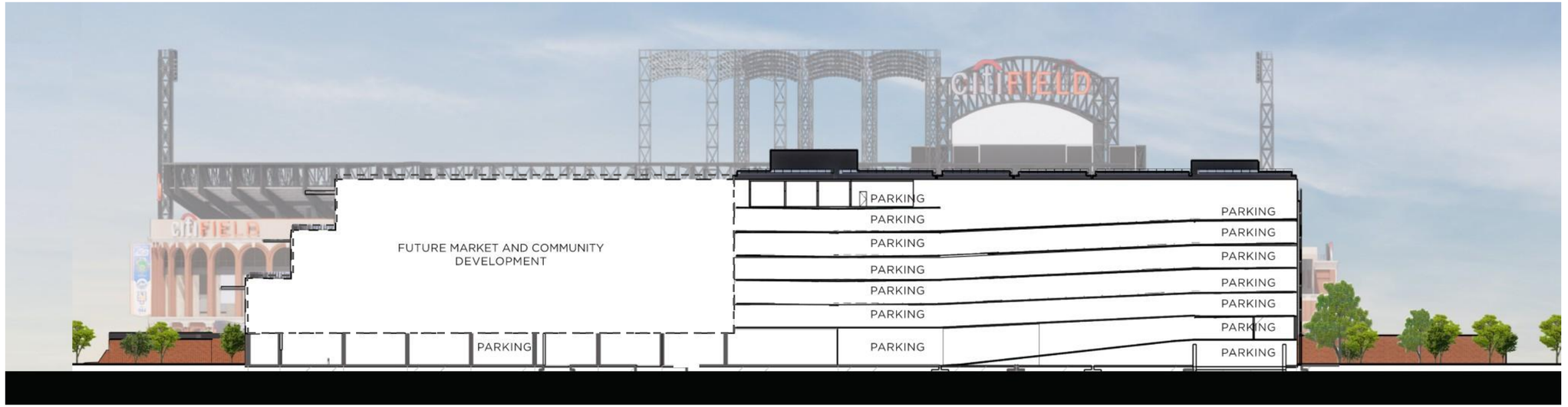
Taste of Queens - Sections

CROSS SECTION



LONGITUDINAL SECTION

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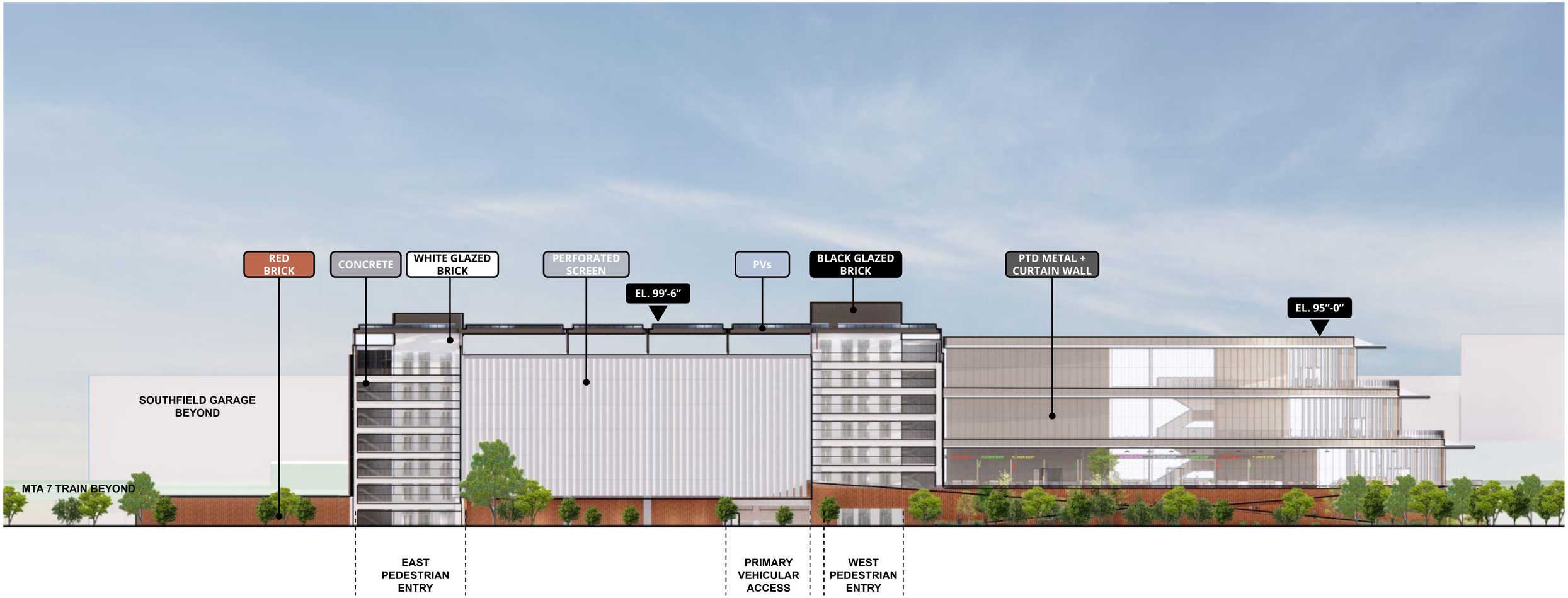
Taste of Queens North Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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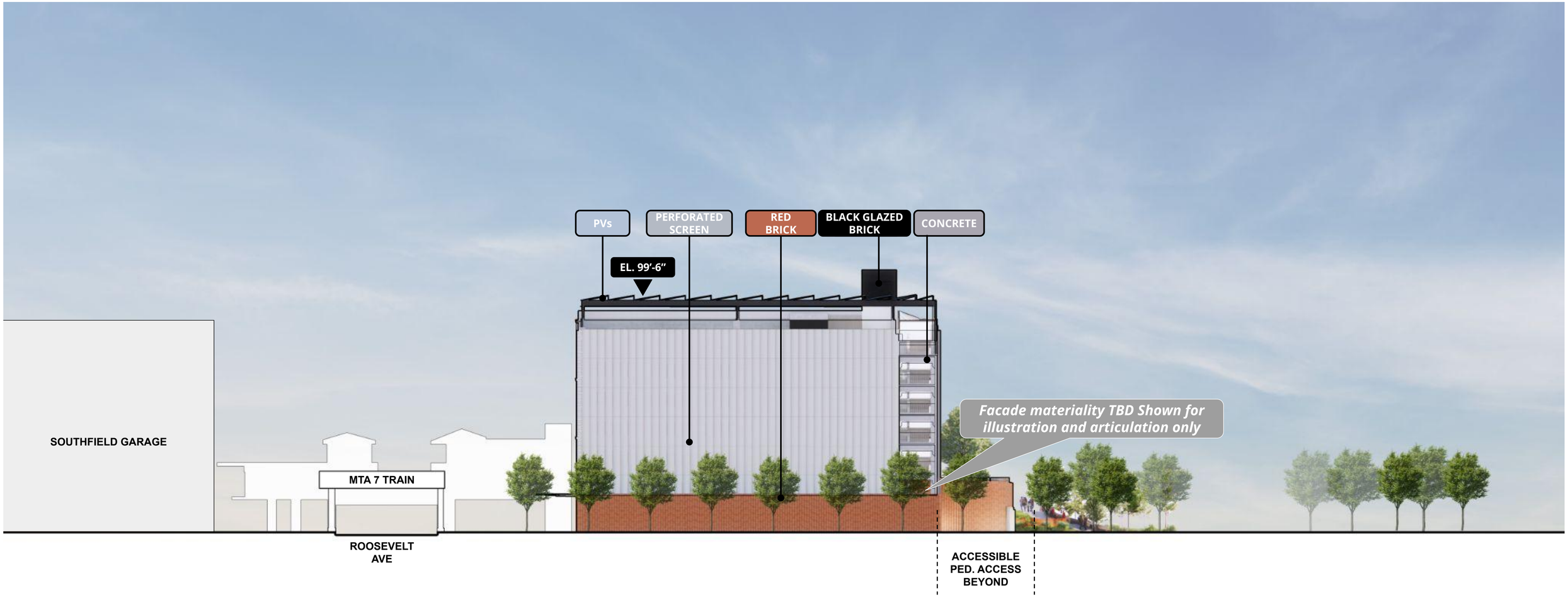
Taste of Queens East Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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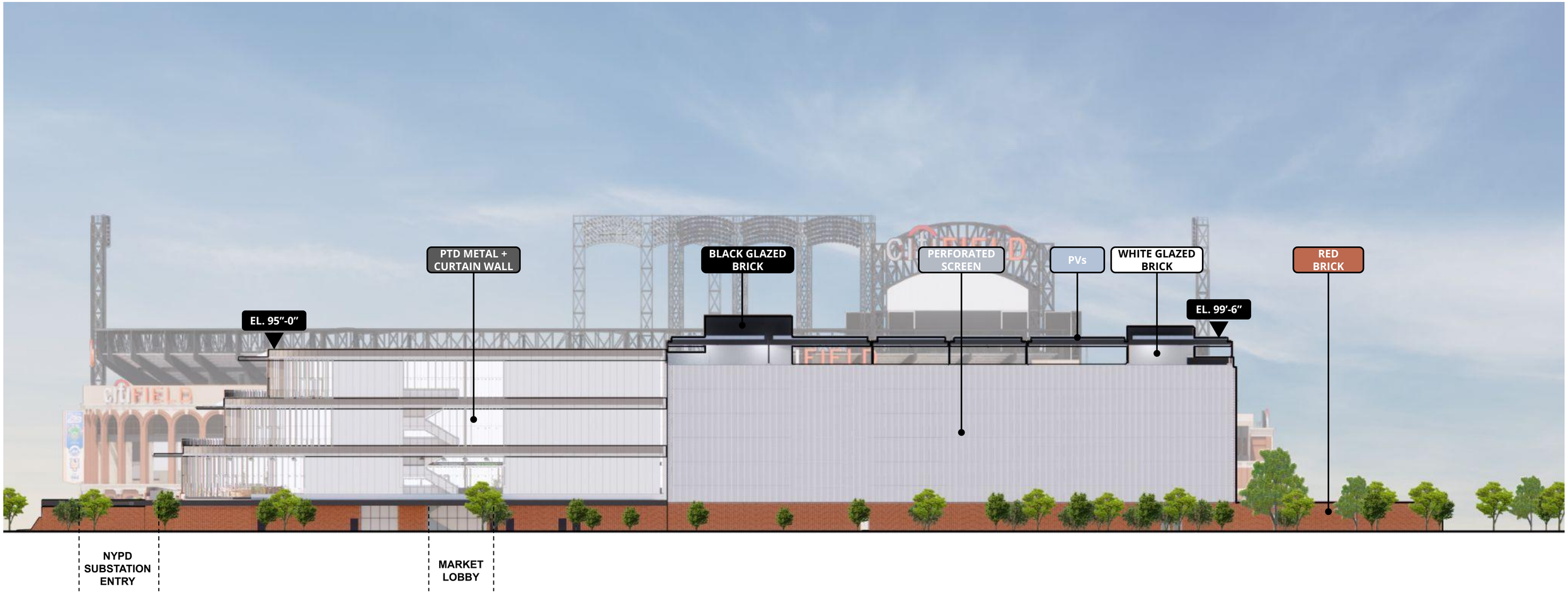
Taste of Queens South Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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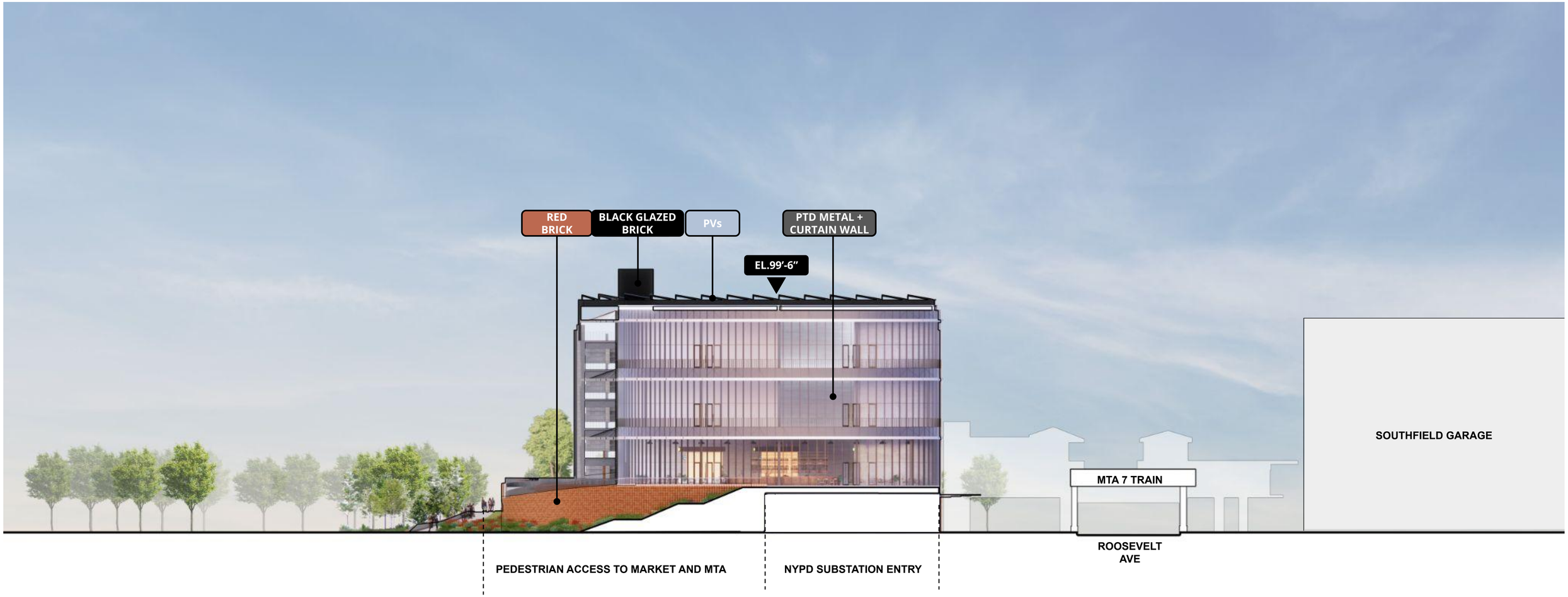
Taste of Queens West Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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Taste of Queens West Lobby as seen from the park in front of Citi Field

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Taste of Queens' height and proportion echo key elements of Citi Field's form

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METS FLEX SPACE
BOH & SUPPORT SPACE

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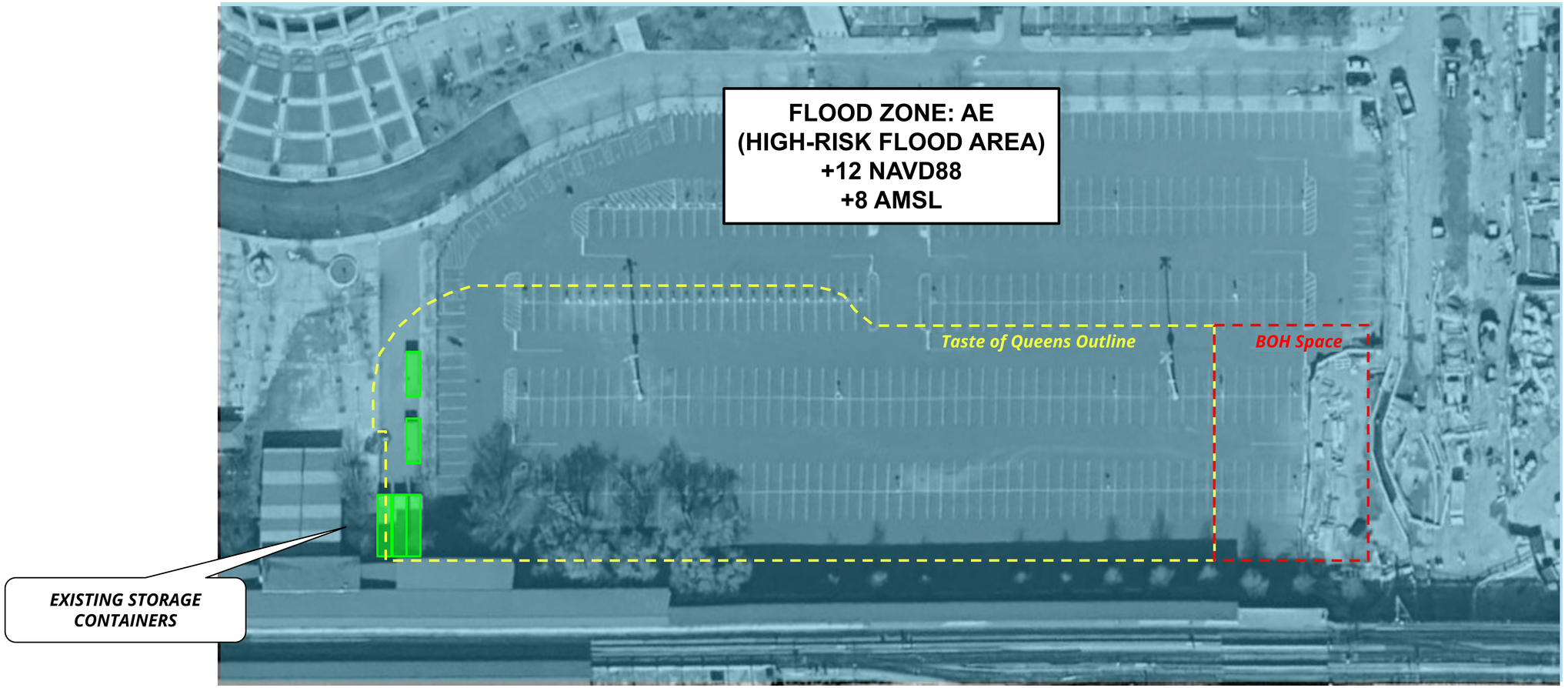
The Taste of Queens site is located in the Flood Zone, preventing indoor programmed uses on the Ground Floor



LOT G IN A FLOODPLAIN

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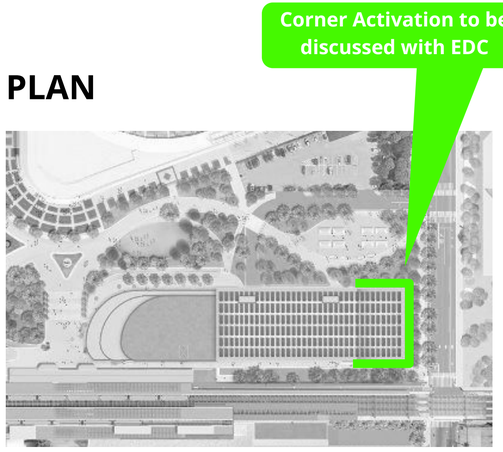
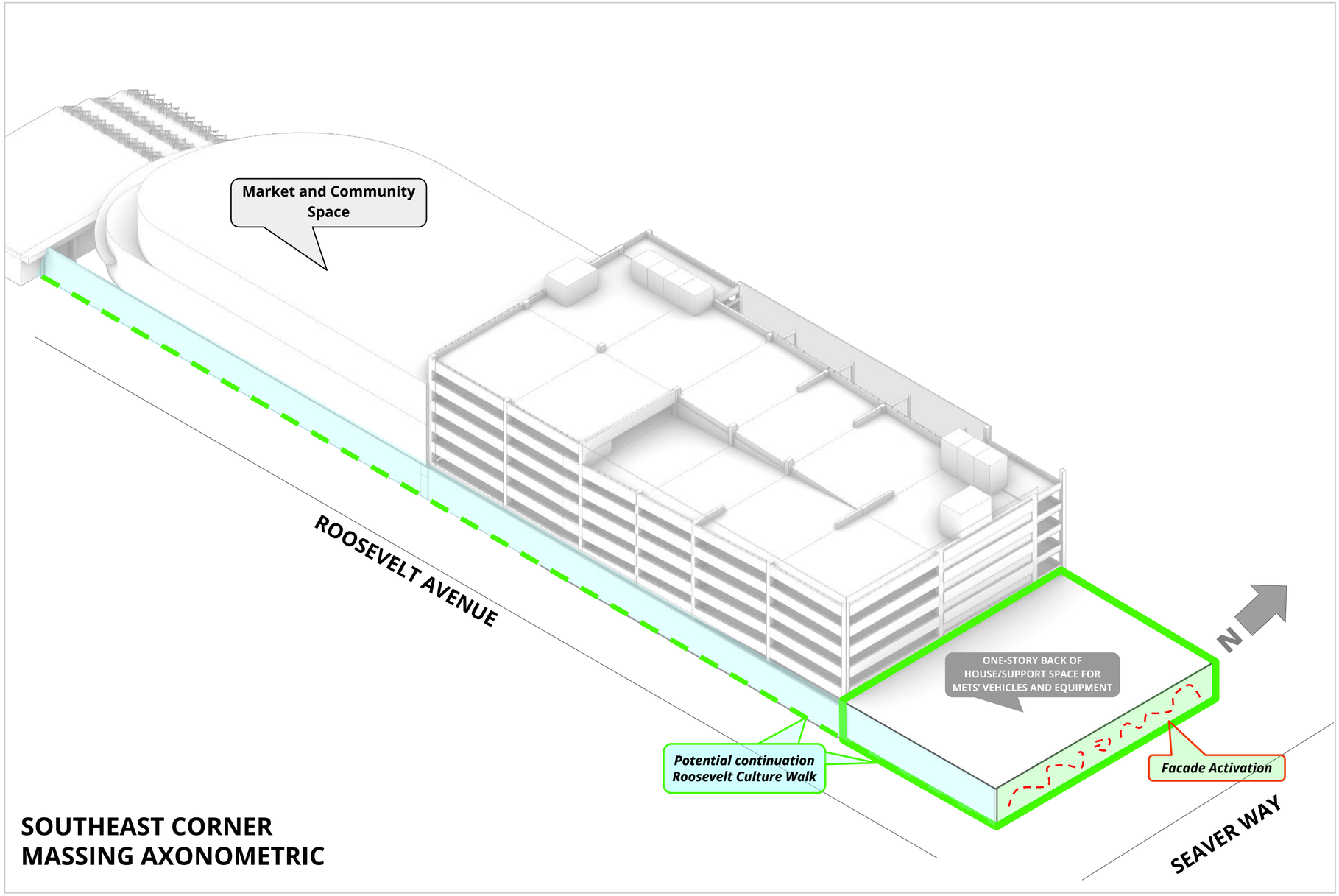
The team is studying strategies to activate the Roosevelt Ave and Seaver Way frontage, including kiosk opportunities, façade articulation, and strategies similar to the Roosevelt Avenue Culture Walk

Access in this area is limited to existing curb cuts - team is not permitted to create new entrances from Roosevelt or Seaver

PLAN





SOUTHEAST CORNER MASSING AXONOMETRIC

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Examples include potential “storefront” style secure bike lockers, space for street vendors….

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...and/or art installations that enliven the streetscape and invite pedestrians into the campus

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Along Roosevelt Ave, the activation would connect to the Queens' Culture Walk along the IR facades

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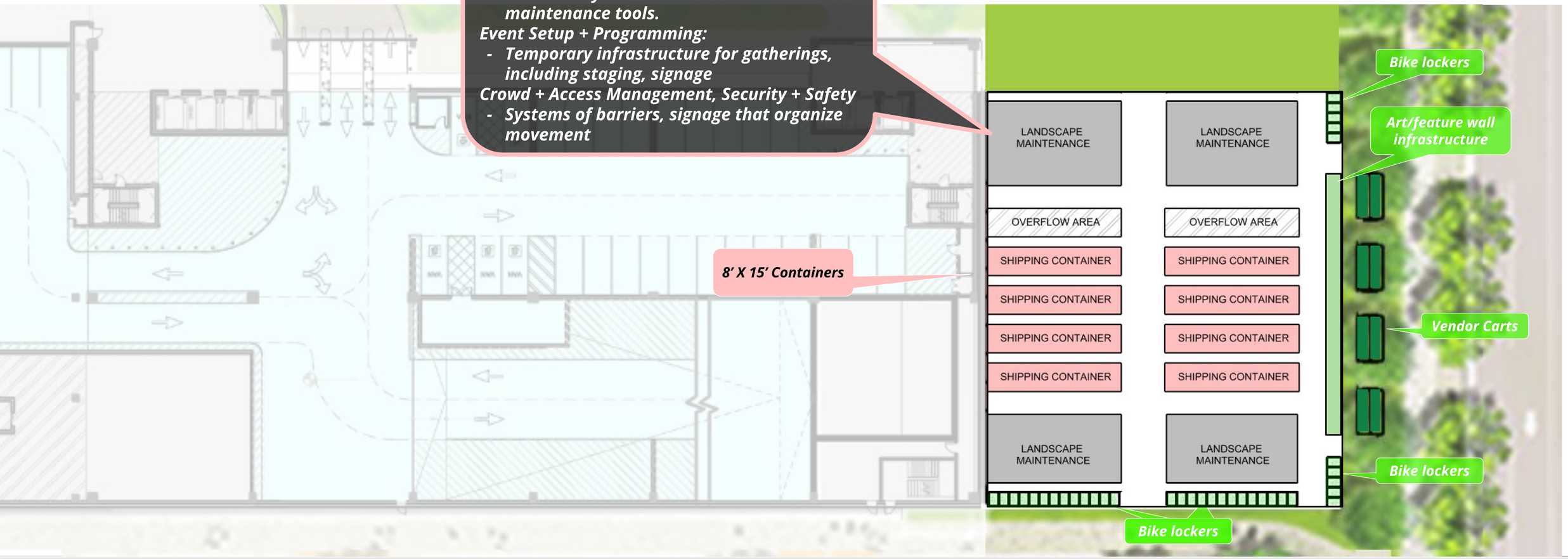
Behind the "activated" facades, the portion of the Taste of Queens Garage along Seaver Way will discreetly provide the critical storage for both the displaced equipment and new landscape maintenance equipment required to operate the campus

Maintenance + Groundskeeping:
- *Daily care and upkeep of landscapes, hardscapes, and site furnishings using small utility vehicles and seasonal maintenance tools.*

Event Setup + Programming:
- *Temporary infrastructure for gatherings, including staging, signage*

Crowd + Access Management, Security + Safety
- *Systems of barriers, signage that organize movement*



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SOUTHFIELD GARAGE

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Southfield Parking Structure anchors the south end of the site facing the Flushing Meadows Corona Park and the Passerelle

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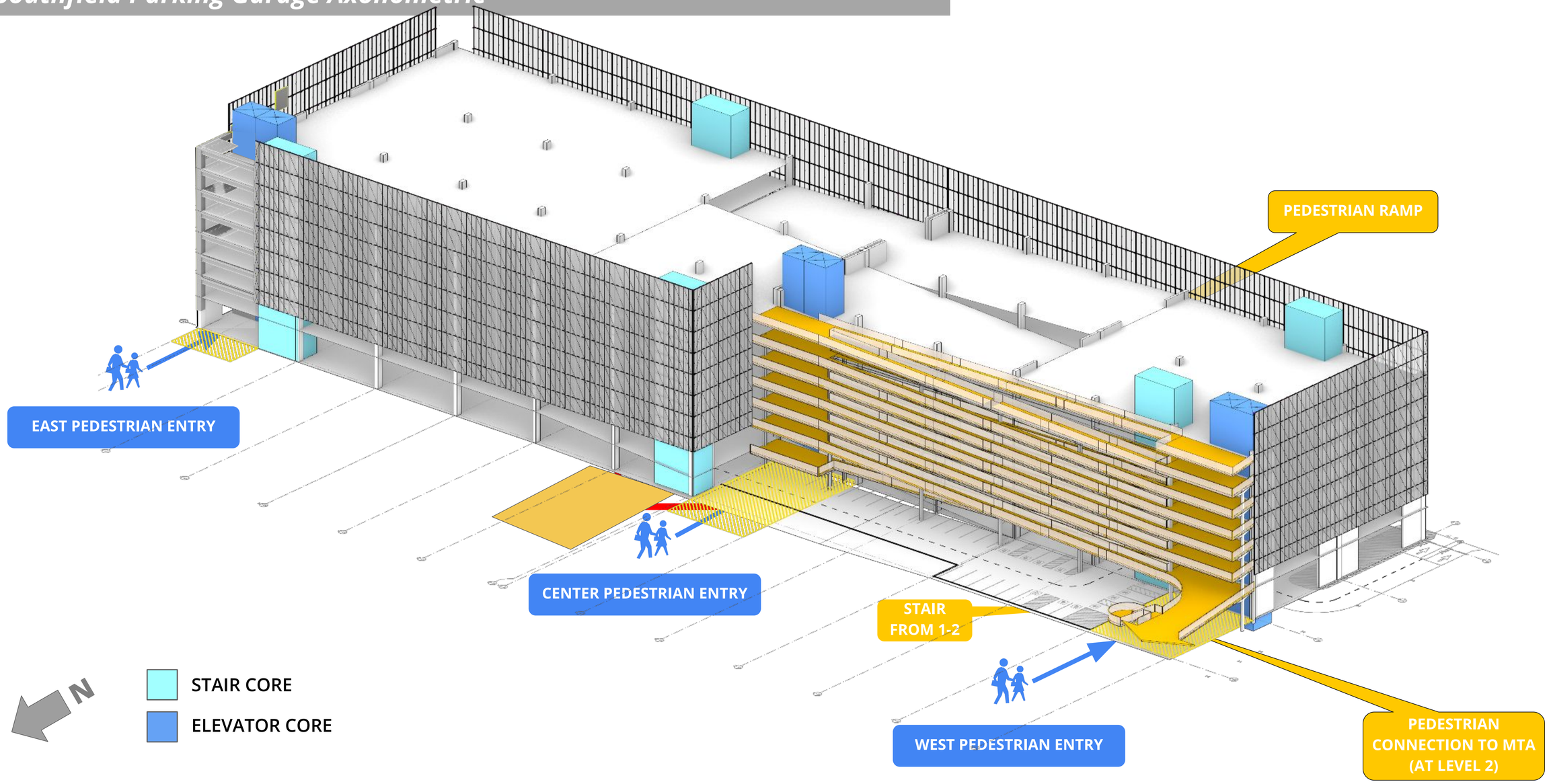
Southfield Parking Garage Axonometric



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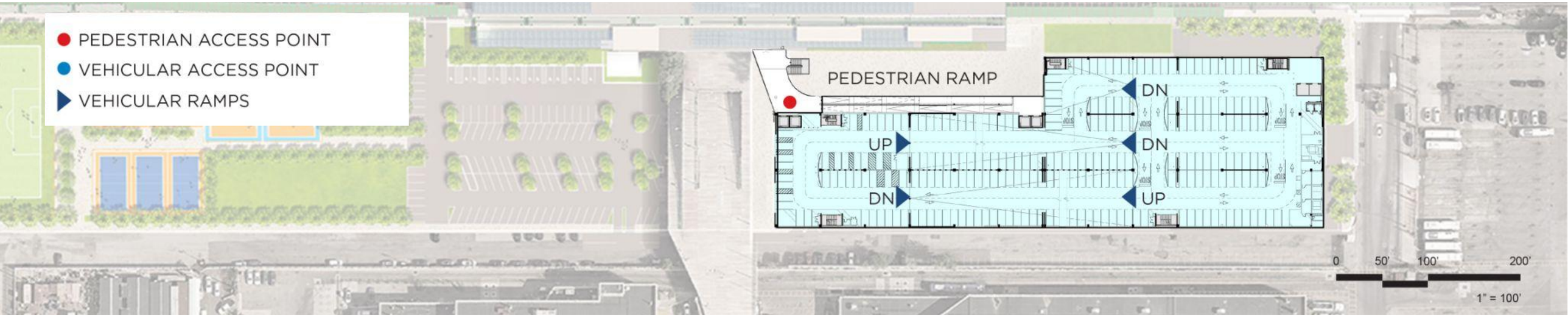
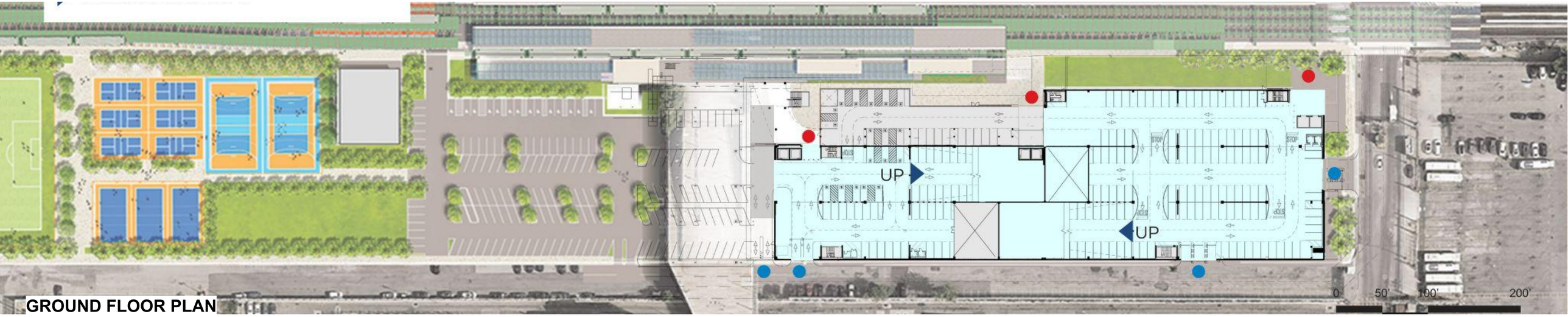
Southfield Parking Garage - Ground Floor and L2 Plan



LEVEL 2



GROUND FLOOR PLAN

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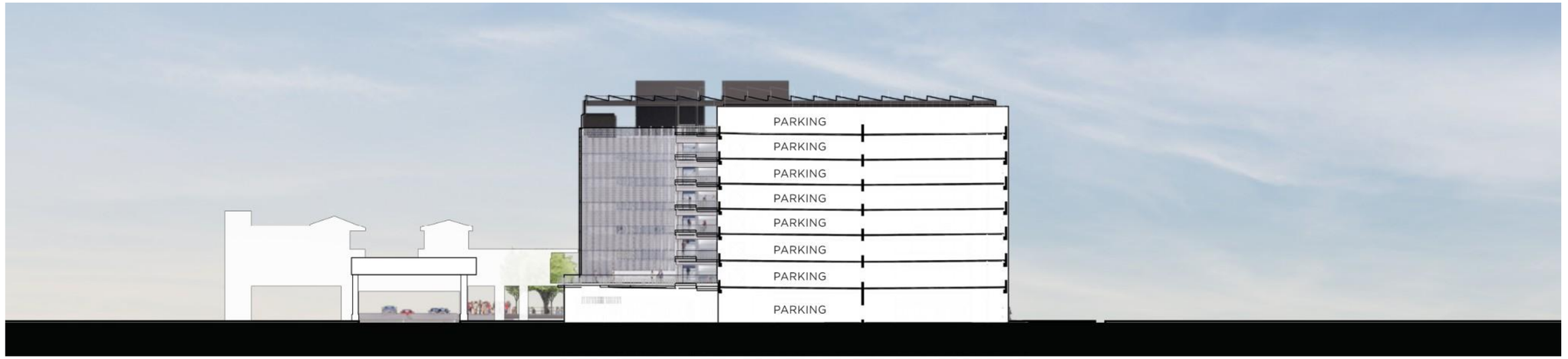
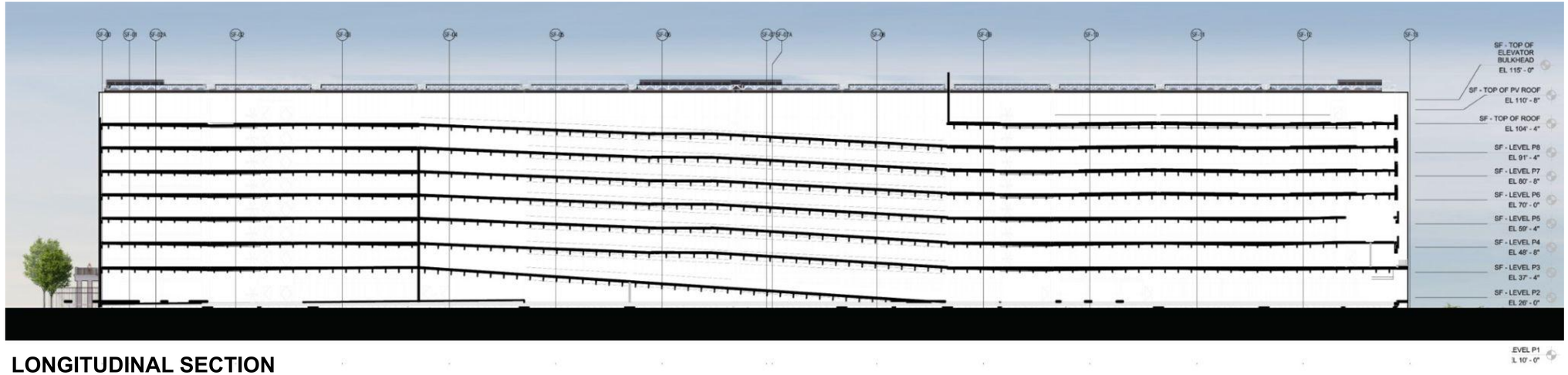
Southfield Parking Garage - Sections



CROSS SECTION



LONGITUDINAL SECTION

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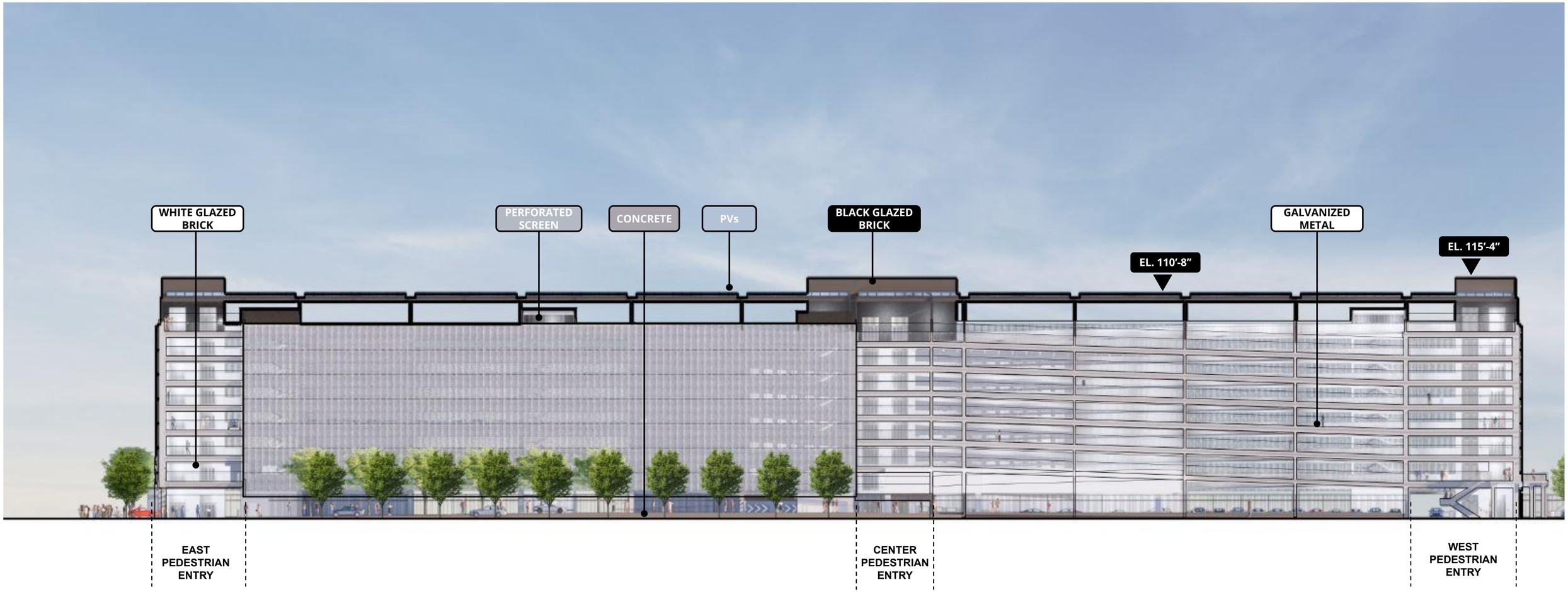
Southfield Parking Garage North Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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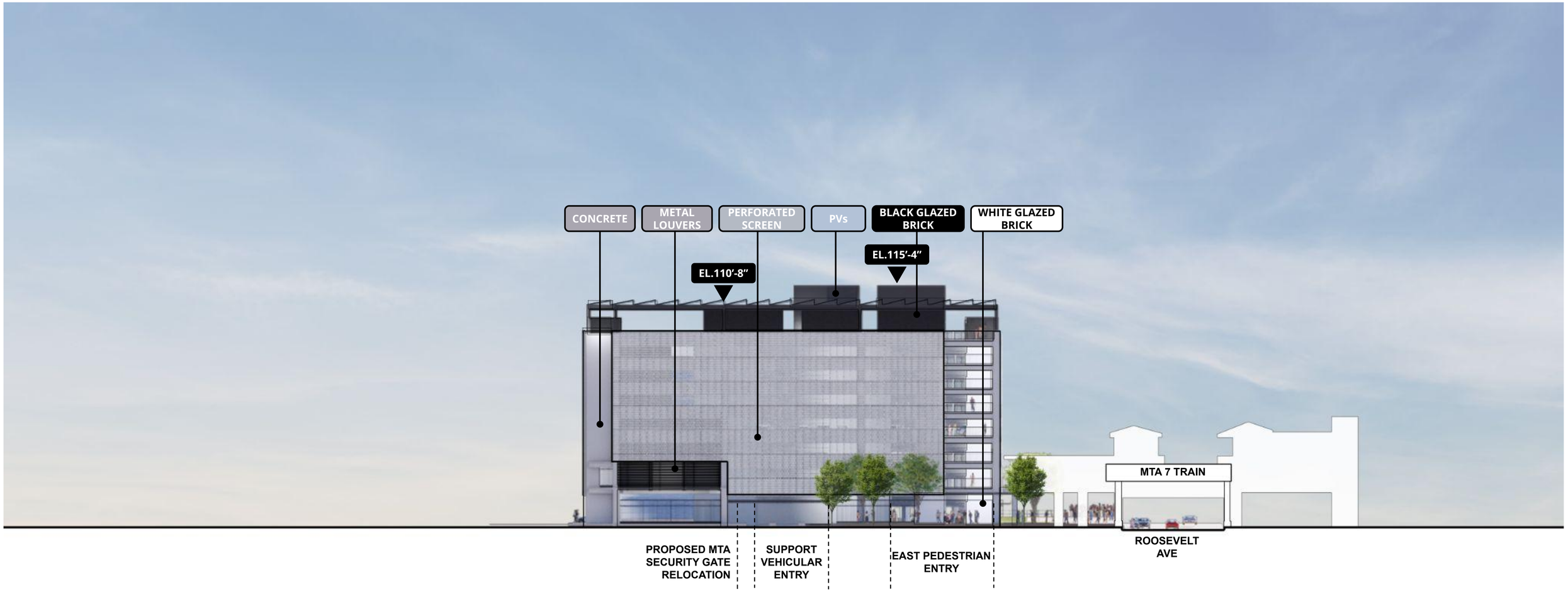
Southfield Parking Garage East Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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Southfield Parking Garage South Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION

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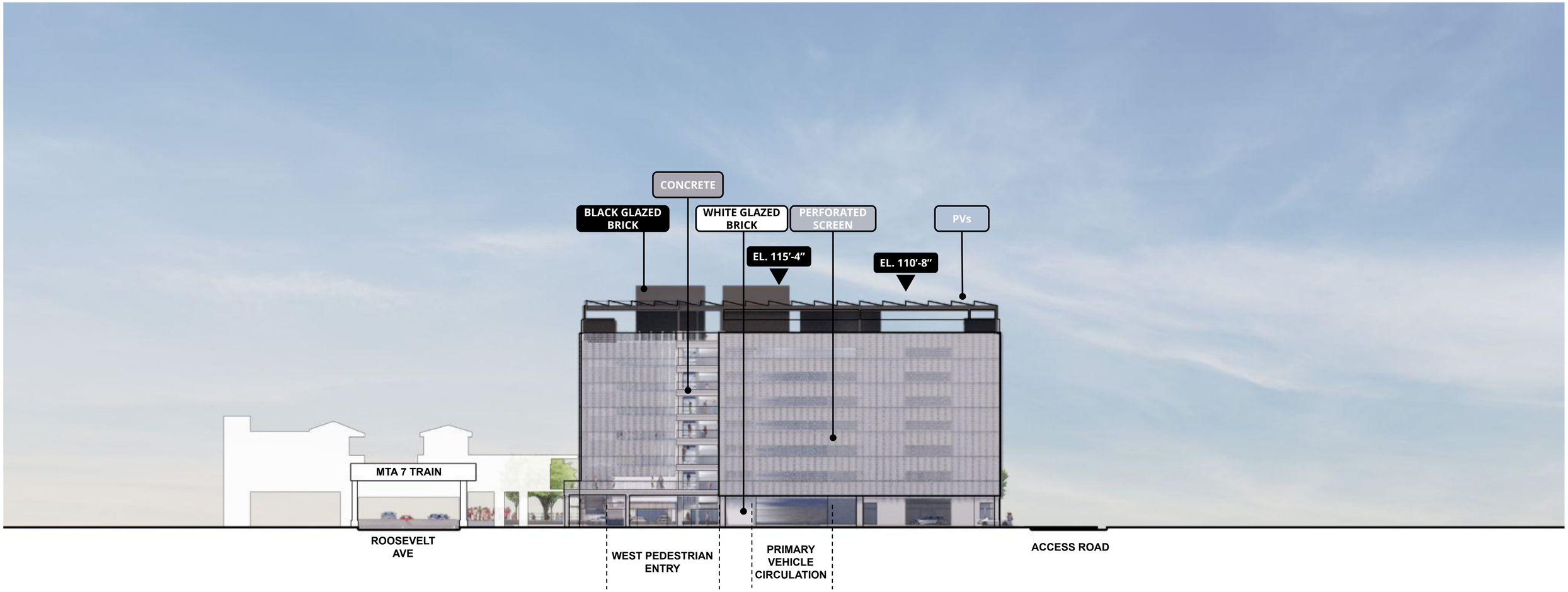
Southfield Parking Garage West Elevation

NOTE: METS REPLACEMENT SIGNAGE WILL BE FORTHCOMING IN A SEPARATE PDC SUBMISSION



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View of Southfield from Passerelle

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View of Southfield Parking Garage East Entry

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View of the Southfield Parking Garage from Roosevelt Avenue and Seaver Way

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View of the Southfield Parking Garage from Roosevelt Avenue and Seaver Way

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View of the Southfield and Taste of Queens Parking Garages from Seaver Way

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GATEWAYS

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The gateway creates a direct pedestrian connection from the MTA station into Metropolitan Park

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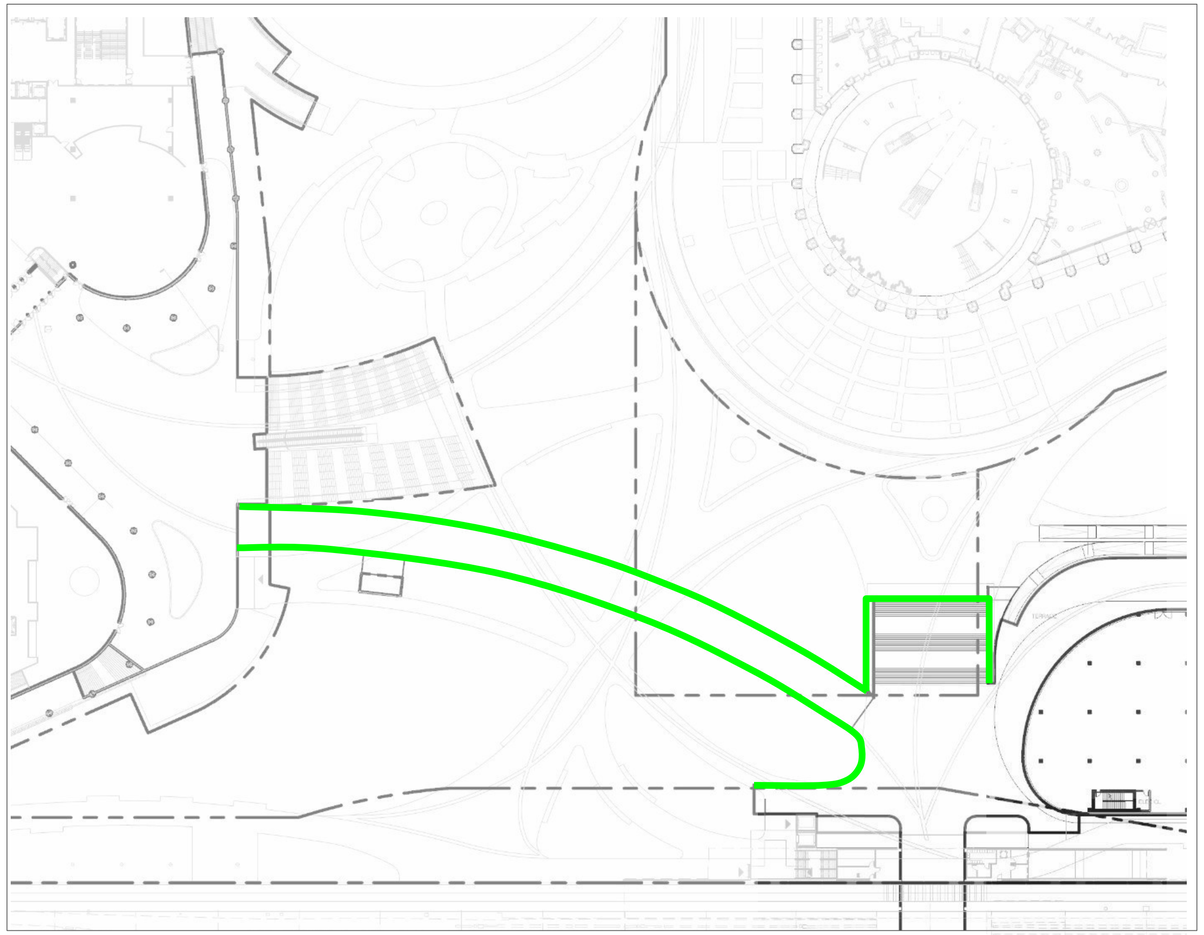
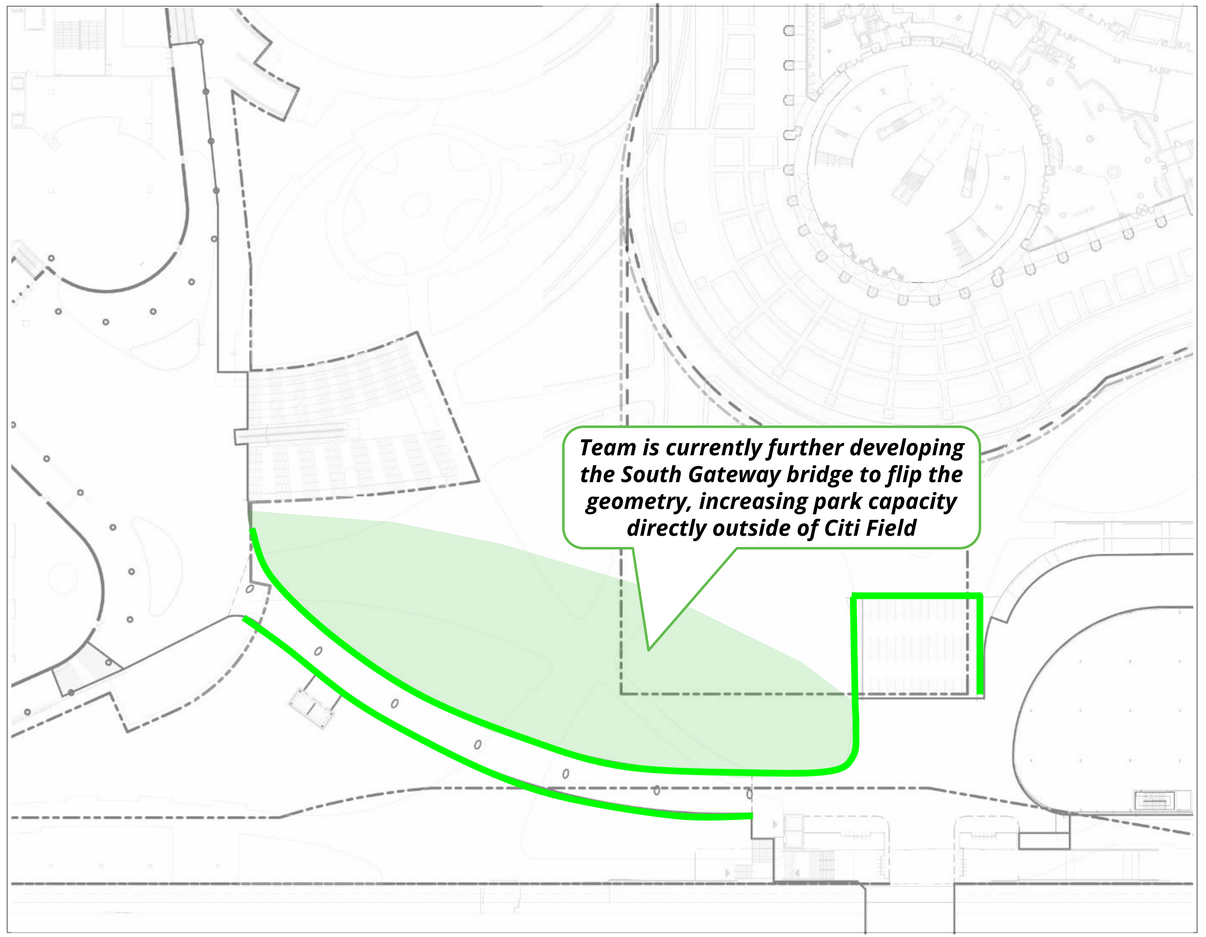
The design team's latest plans flip the South Gateway Bridge to take advantage of the maximum open space



PREVIOUS DESIGN



CURRENT DESIGN

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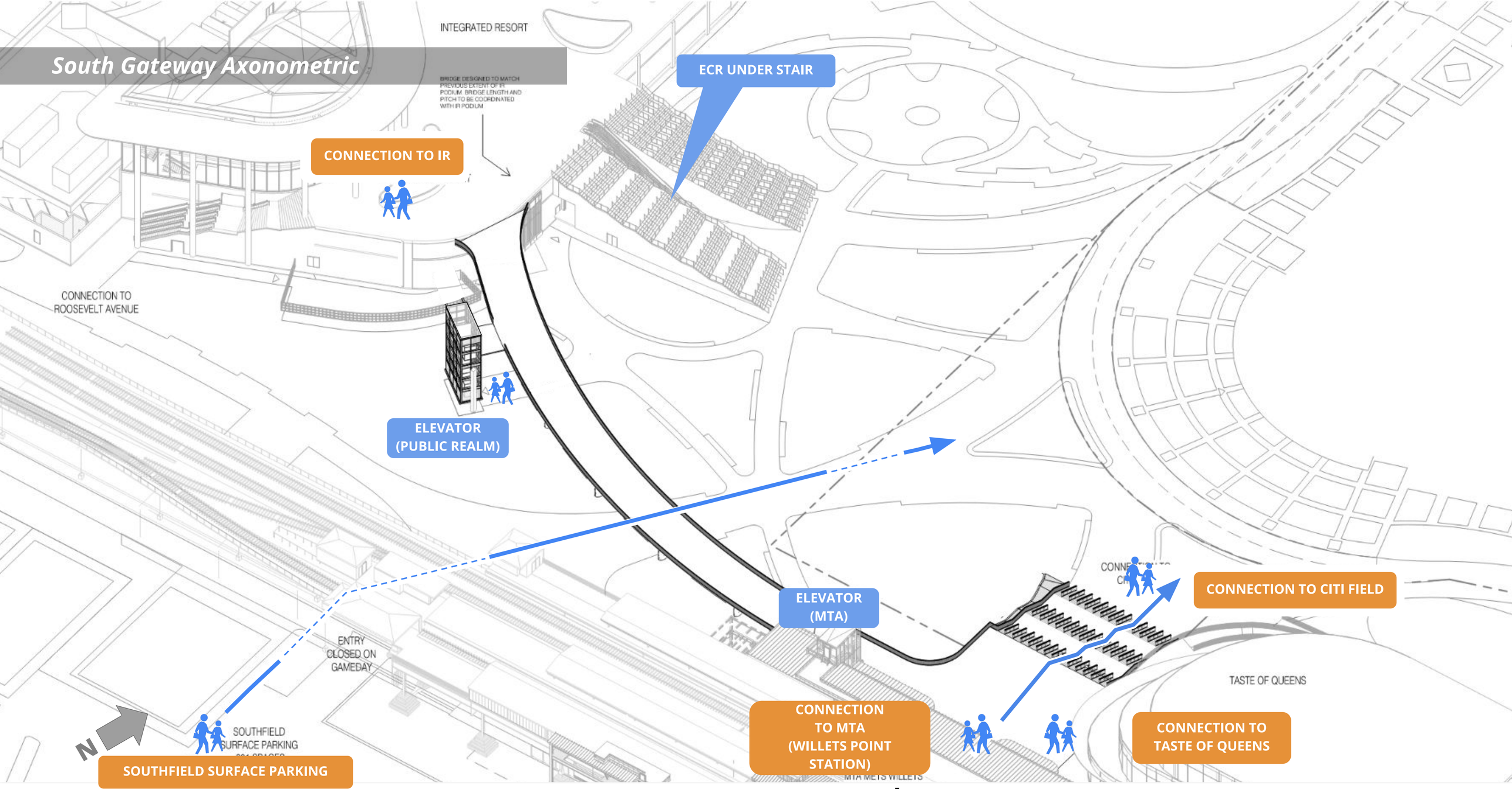
South Gateway Axonometric



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South Gateway Ground Plan

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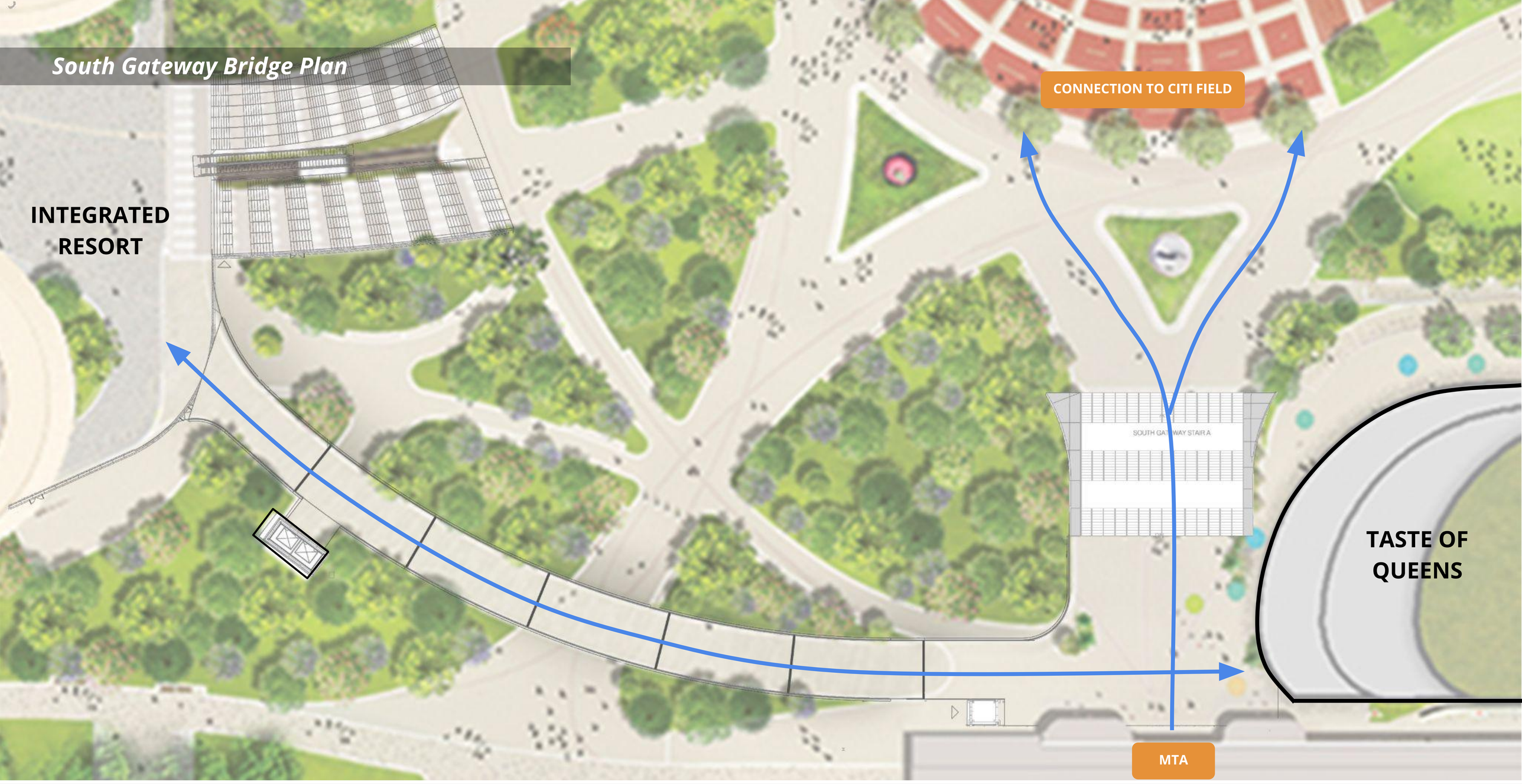
South Gateway Bridge Plan



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South Gateway Bridge, as seen approaching from Roosevelt Avenue/ Corona

NYC/EDC

Hard Rock AT METROPOLITAN PARK

SHoP fieldoperations STV SLCE Pentagram WATG

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South Gateway Bridge, as seen approaching from Roosevelt Avenue/ Corona

NYC/EDC

Hard Rock AT METROPOLITAN PARK

shop fieldoperations stv SLCE Pentagram WATG

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South Gateway Bridge, as seen approaching from Roosevelt Avenue/ Corona

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South Gateway Plaza, looking east

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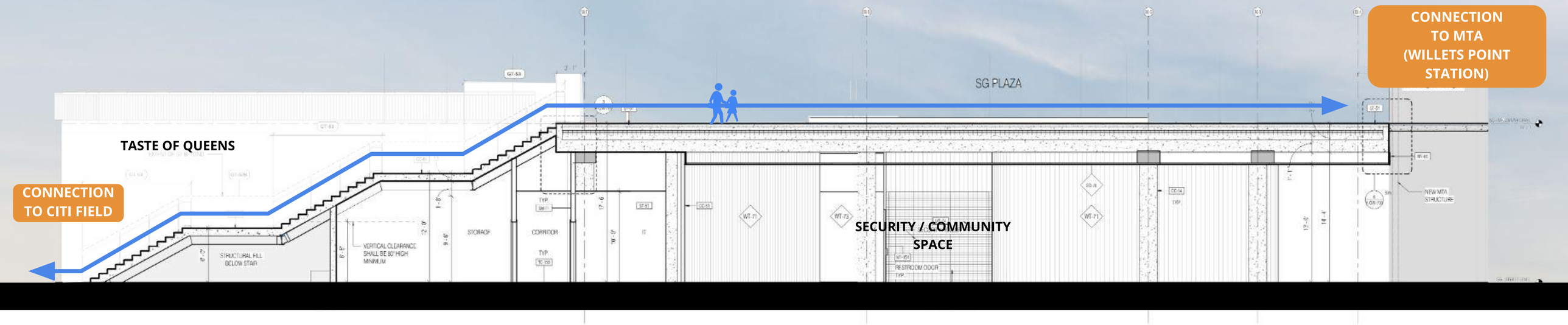
South Gateway Section



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The North Gateway Pedestrian Bridge provides safe passage over Shea Road into Metropolitan Park

NYC/EDC

Hard Rock AT METROPOLITAN PARK

shop fieldoperations stv SLCE Pentagram WATG

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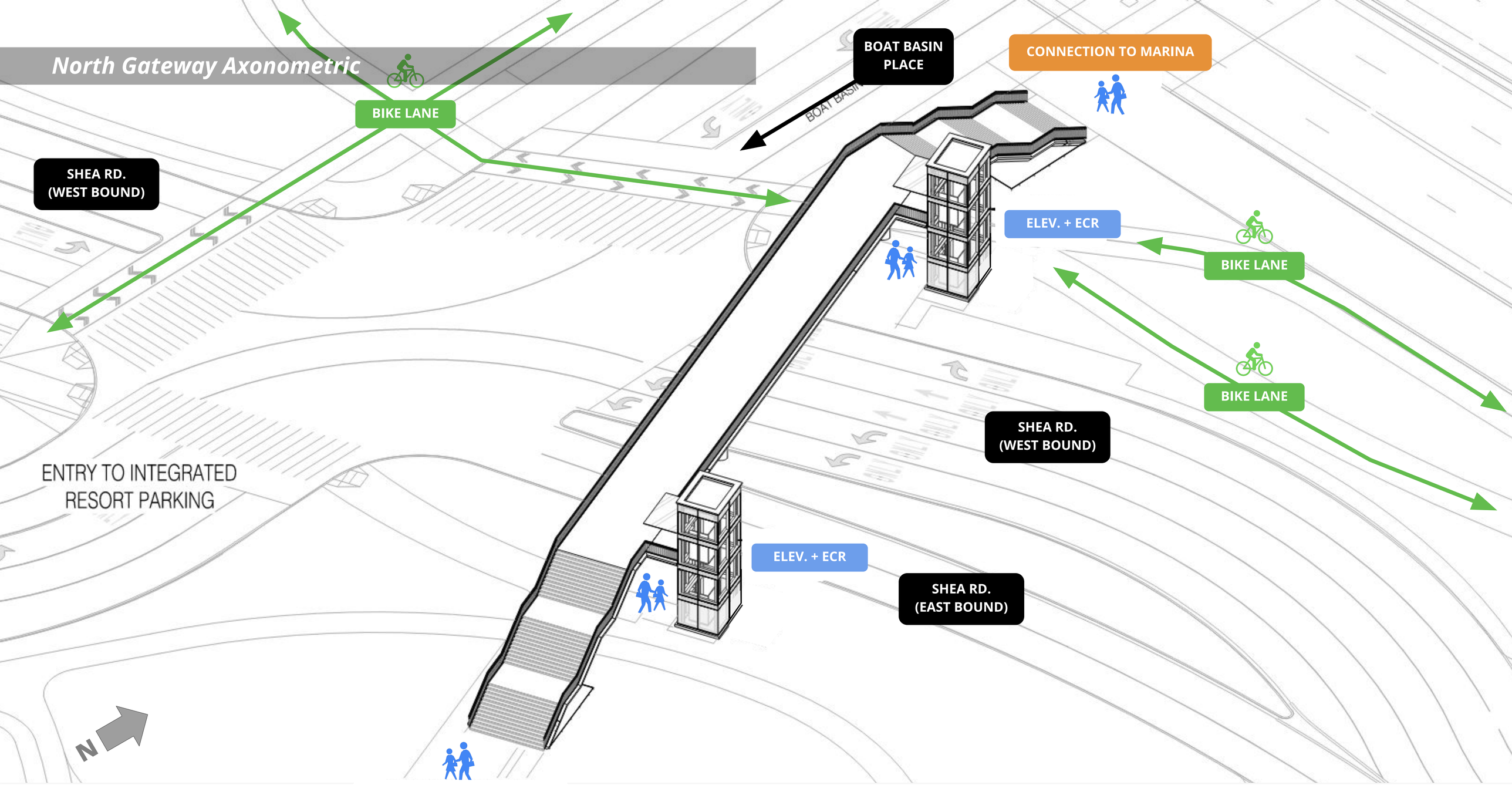
North Gateway Axonometric



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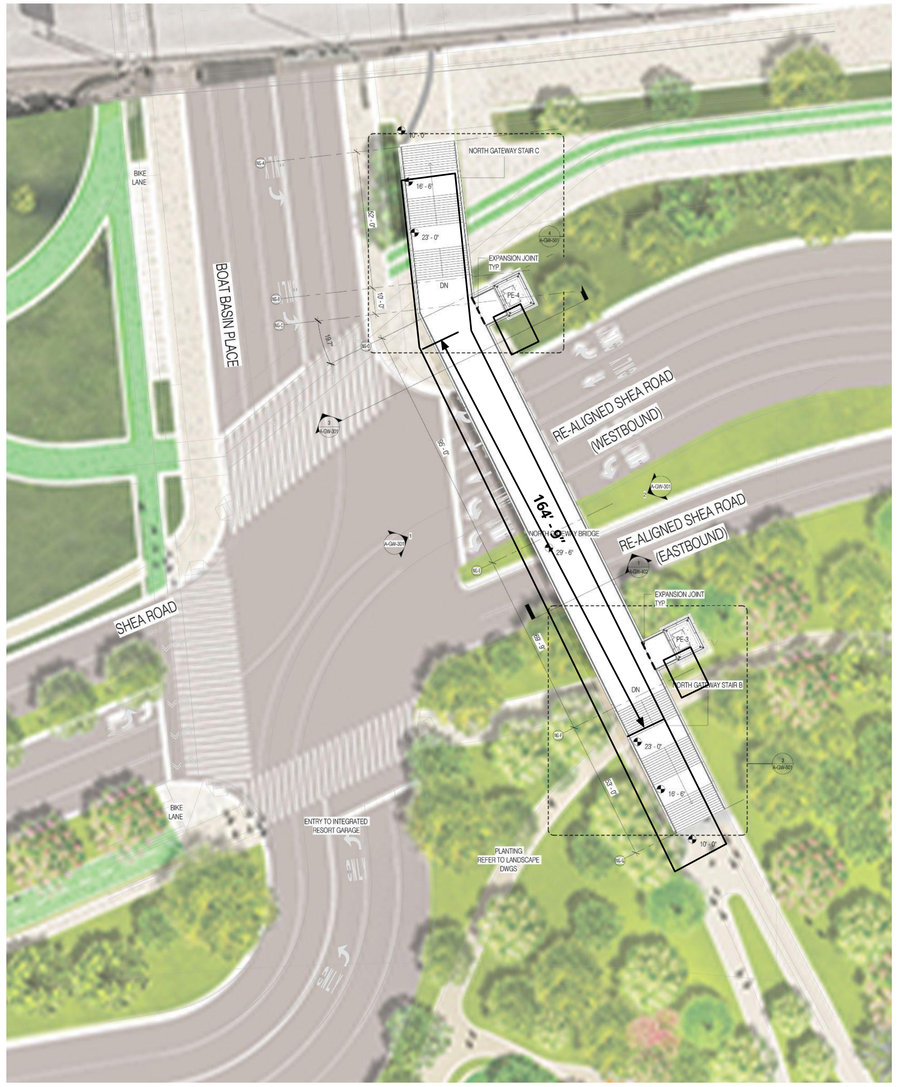
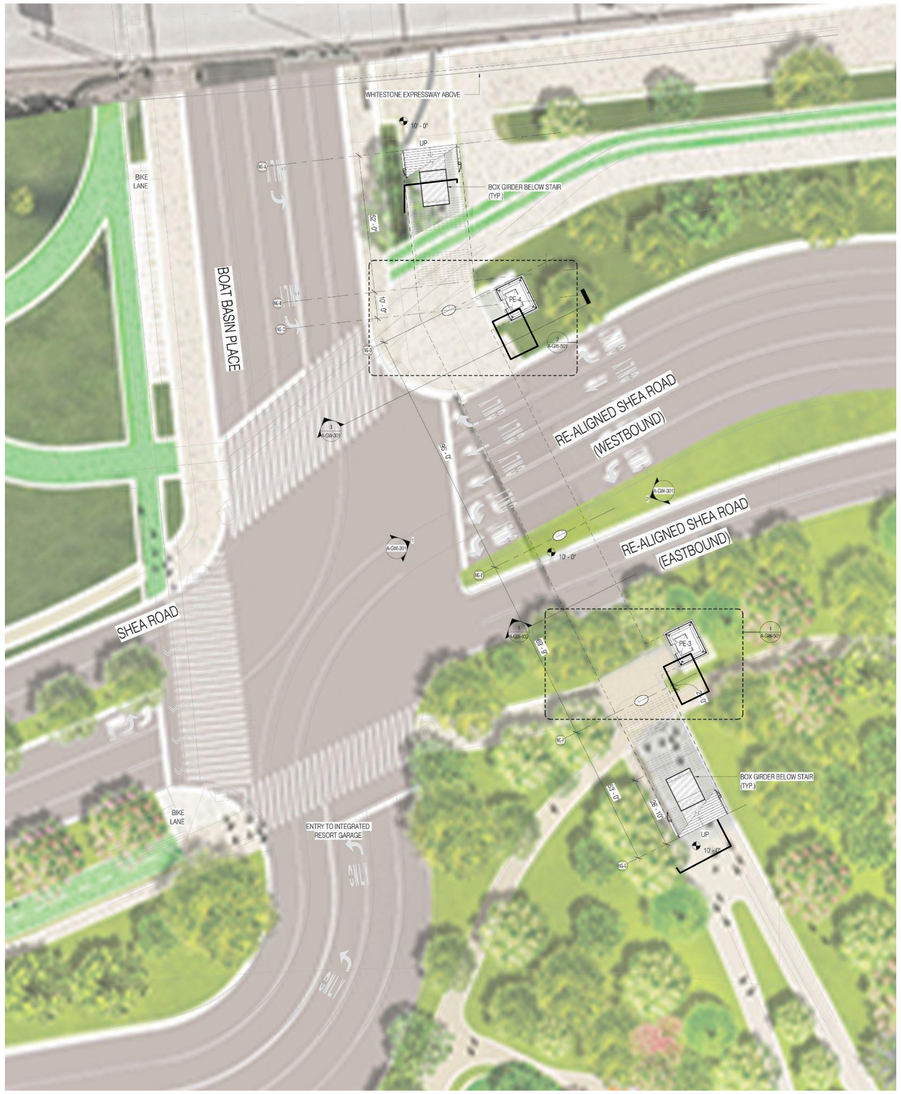
North Gateway Plans



BRIDGE LEVEL



STREET LEVEL

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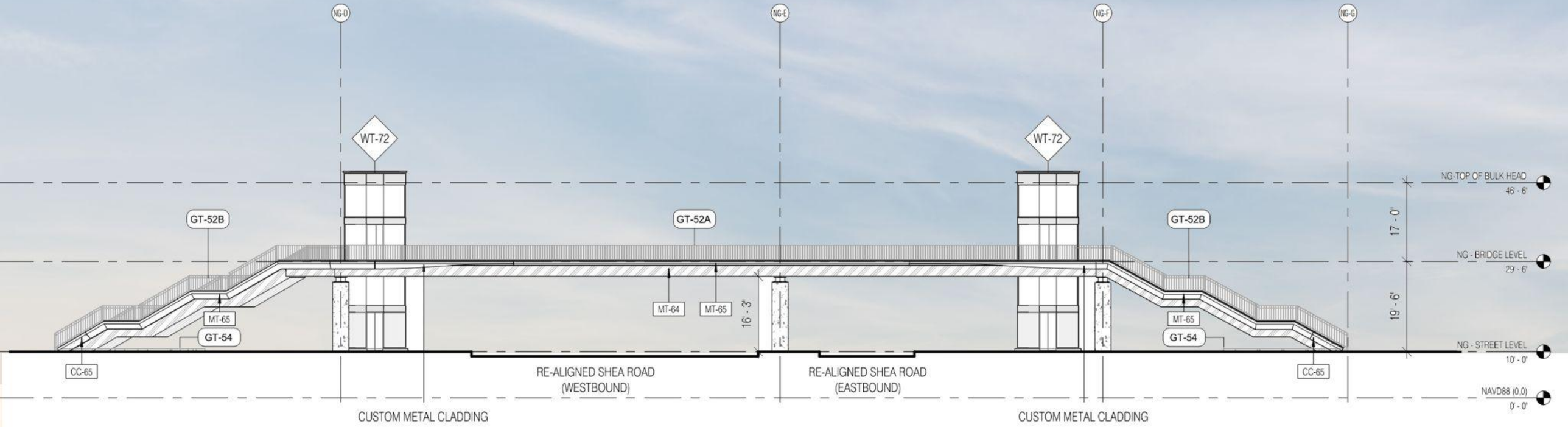
North Gateway Section



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North Gateway Pedestrian Bridge as seen from Shea Road

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North Gateway Pedestrian Bridge over Shea Road

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LIGHTING CONCEPT

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- *This <u>Preliminary Submission</u> includes initial concepts for Lighting, for information purposes only.*
- *We anticipate sharing a full lighting concept package at a later date.*
- *See below for more details; we anticipate working with PDC + NYC DPR to continue develop advanced lighting concepts and details after preliminary and before final approval.*

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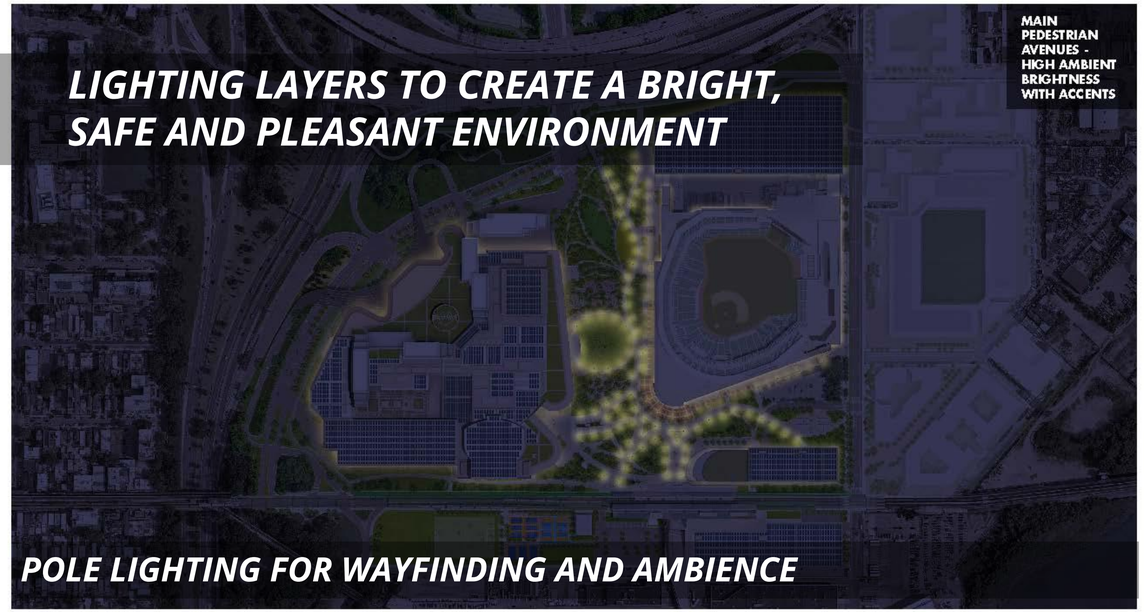
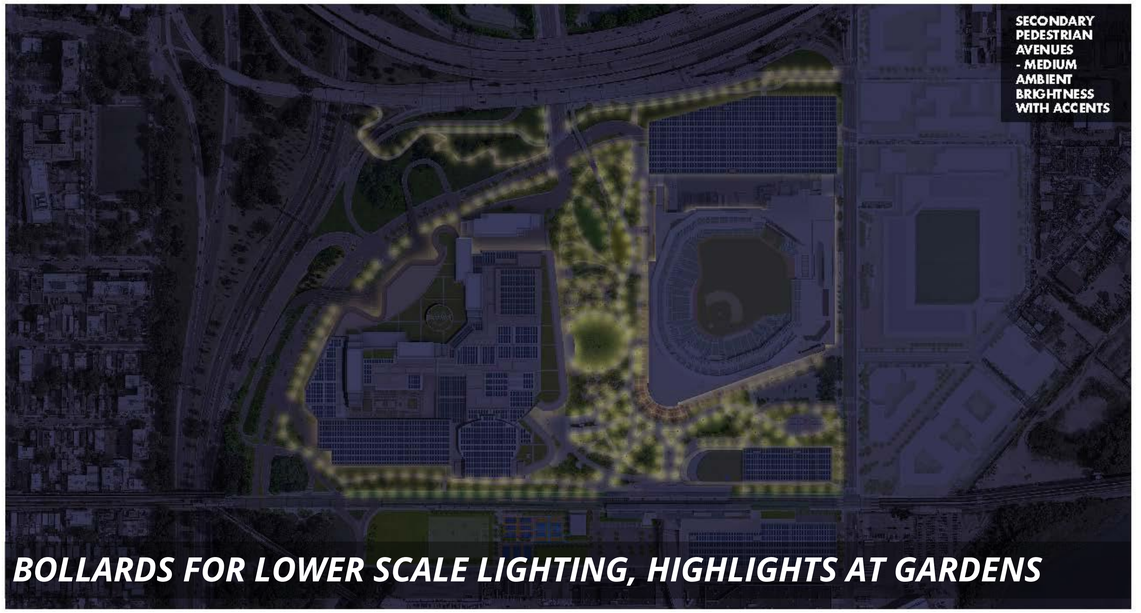
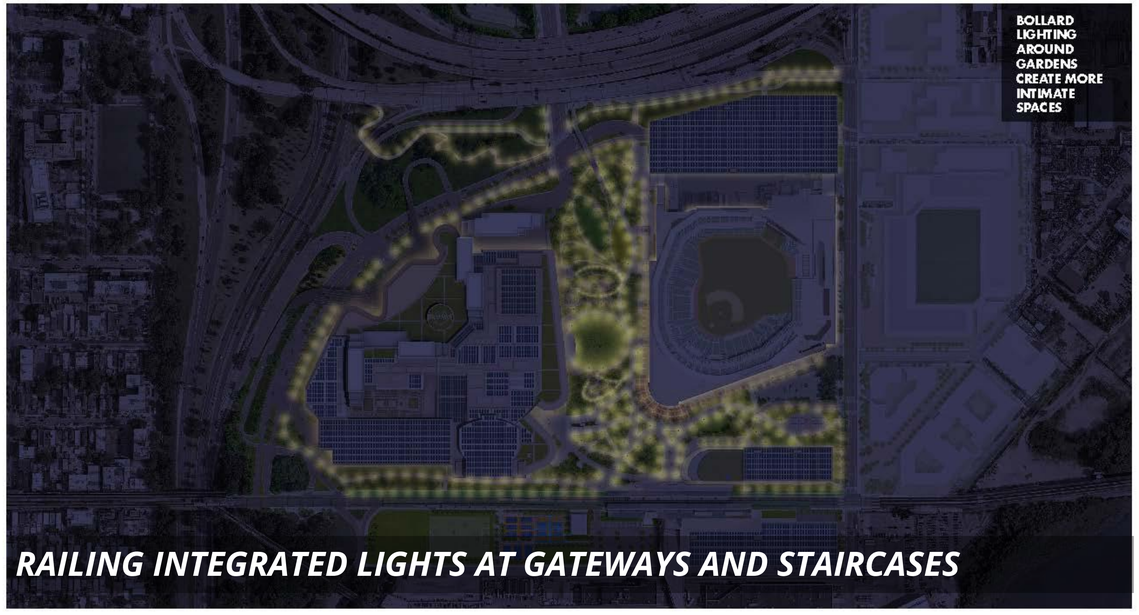
LIGHTING LAYERS TO CREATE A BRIGHT, SAFE AND PLEASANT ENVIRONMENT



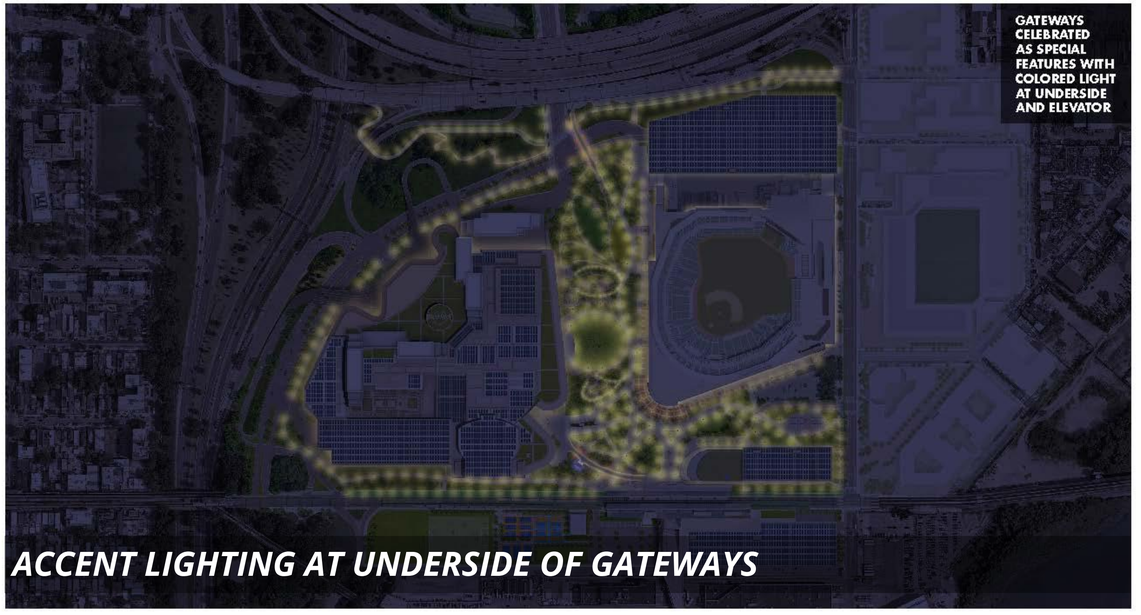
POLE LIGHTING FOR WAYFINDING AND AMBIENCE



BOLLARDS FOR LOWER SCALE LIGHTING, HIGHLIGHTS AT GARDENS



RAILING INTEGRATED LIGHTS AT GATEWAYS AND STAIRCASES



ACCENT LIGHTING AT UNDERSIDE OF GATEWAYS

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LIGHTING LAYERS TO CREATE A BRIGHT, SAFE AND PLEASANT ENVIRONMENT

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The proposed Northfield connection includes revised plans to include significantly denser planting as well as a 10’ bike path and 10’ pedestrian path

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The project extends under the Whitestone Expressway to connect from Metropolitan Park to the Flushing Bay waterfront

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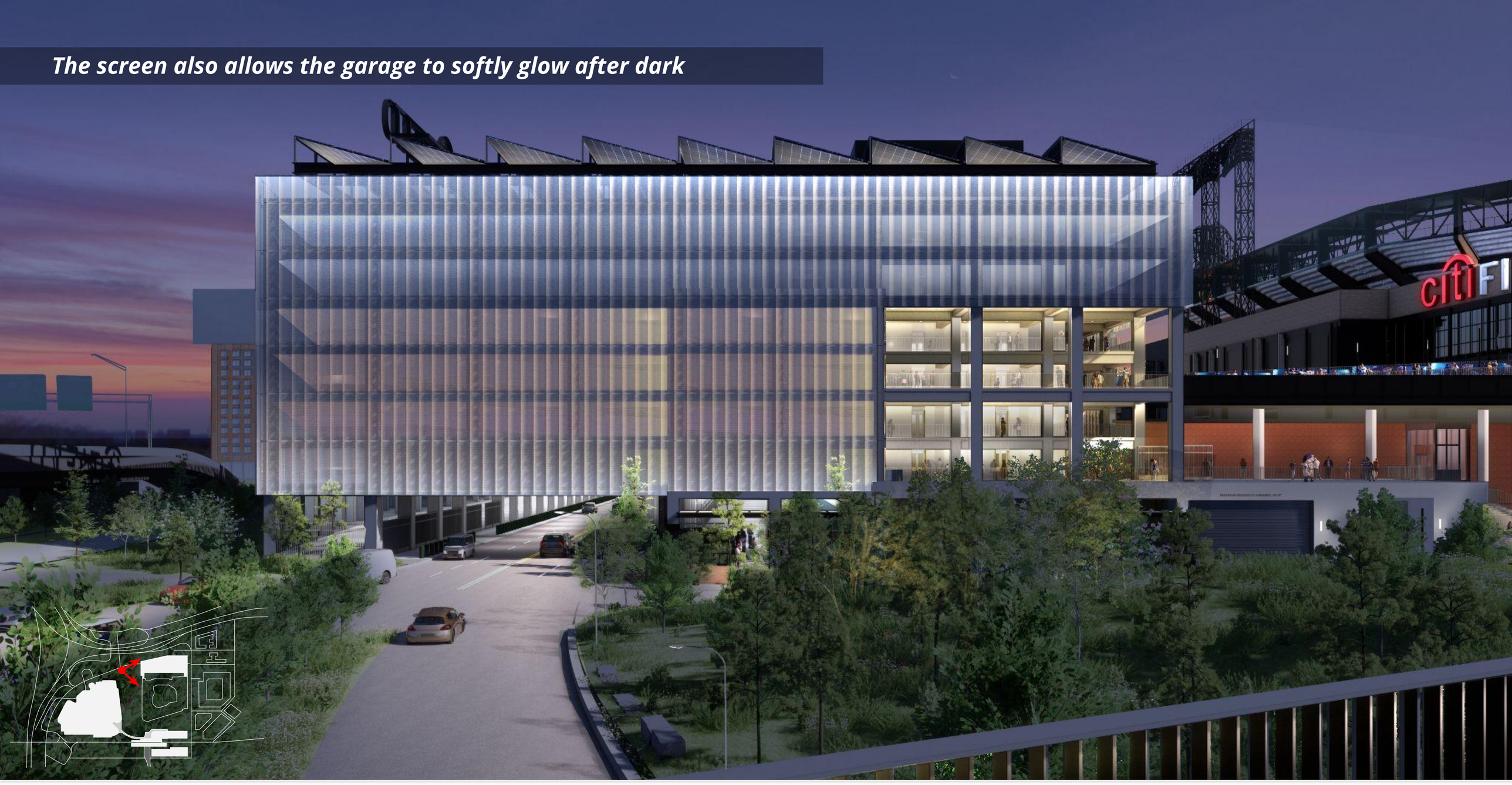
The screen also allows the garage to softly glow after dark



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Shea Road cuts through the Northfield Garage, providing a covered public passage from Willets Point to Metropolitan Park

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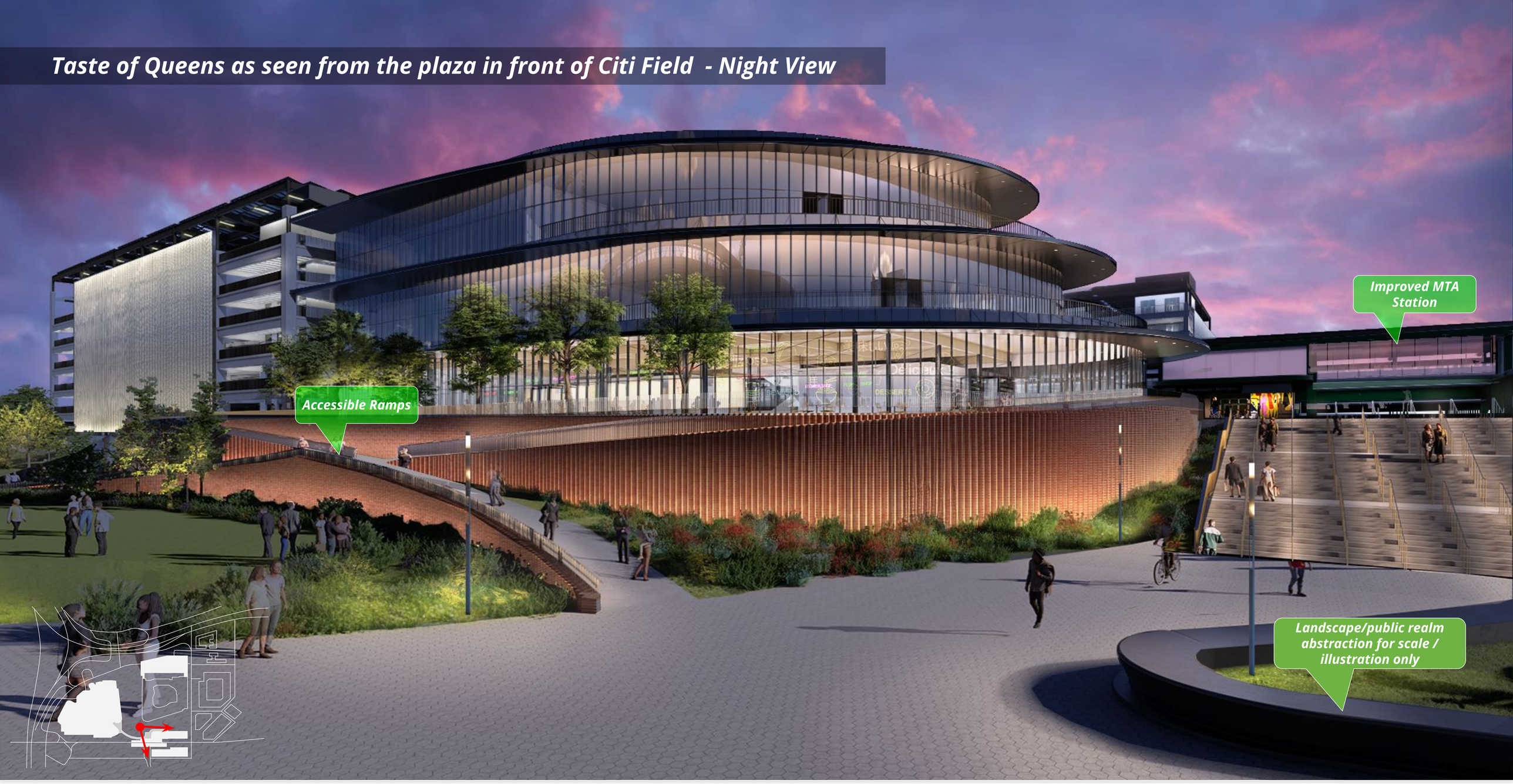
Taste of Queens as seen from the plaza in front of Citi Field - Night View



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View of the Southfield Parking Garage from Roosevelt Avenue and Seaver Way

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View of the Southfield and Taste of Queens Parking Garages from Seaver Way

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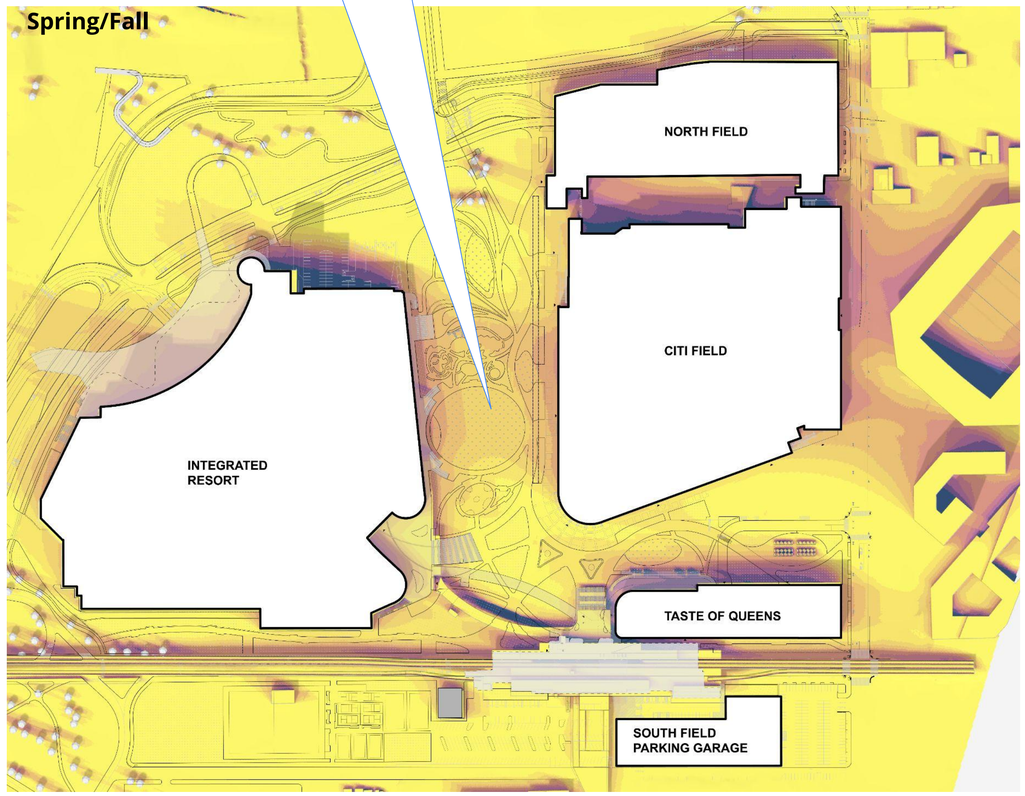
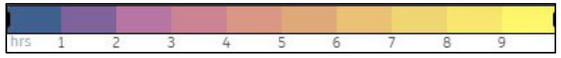
Solar assessment confirms that the site receives sufficient sunlight to support the selected plant communities according to their light requirements. Shade for comfort is achieved through canopy design and strategic tree selection/placement



With Tower ABC



Full Sun (6-9 hrs) Partial Sun (3-6 hrs) Partial Shade (3-4 hrs) Shade (< 3hr)

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END

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