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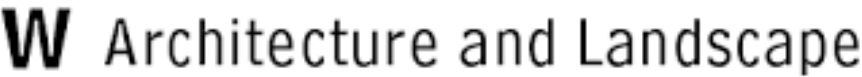
CASINO & RESORT
ENTERTAINMENT DISTRICT
BROOKLYN

PDC Conceptual Design Presentation

May 2025



Project Team



Key Project Drivers

Create a Year Round Brooklyn Destination for All

Create a Community Catalyst in Coney Island

Create a Generator of Careers

Create a Model of Resiliency and Sustainability

Create a Compelling Entertainment District

Create Multimodal Transportation for
Underserved Area of Brooklyn

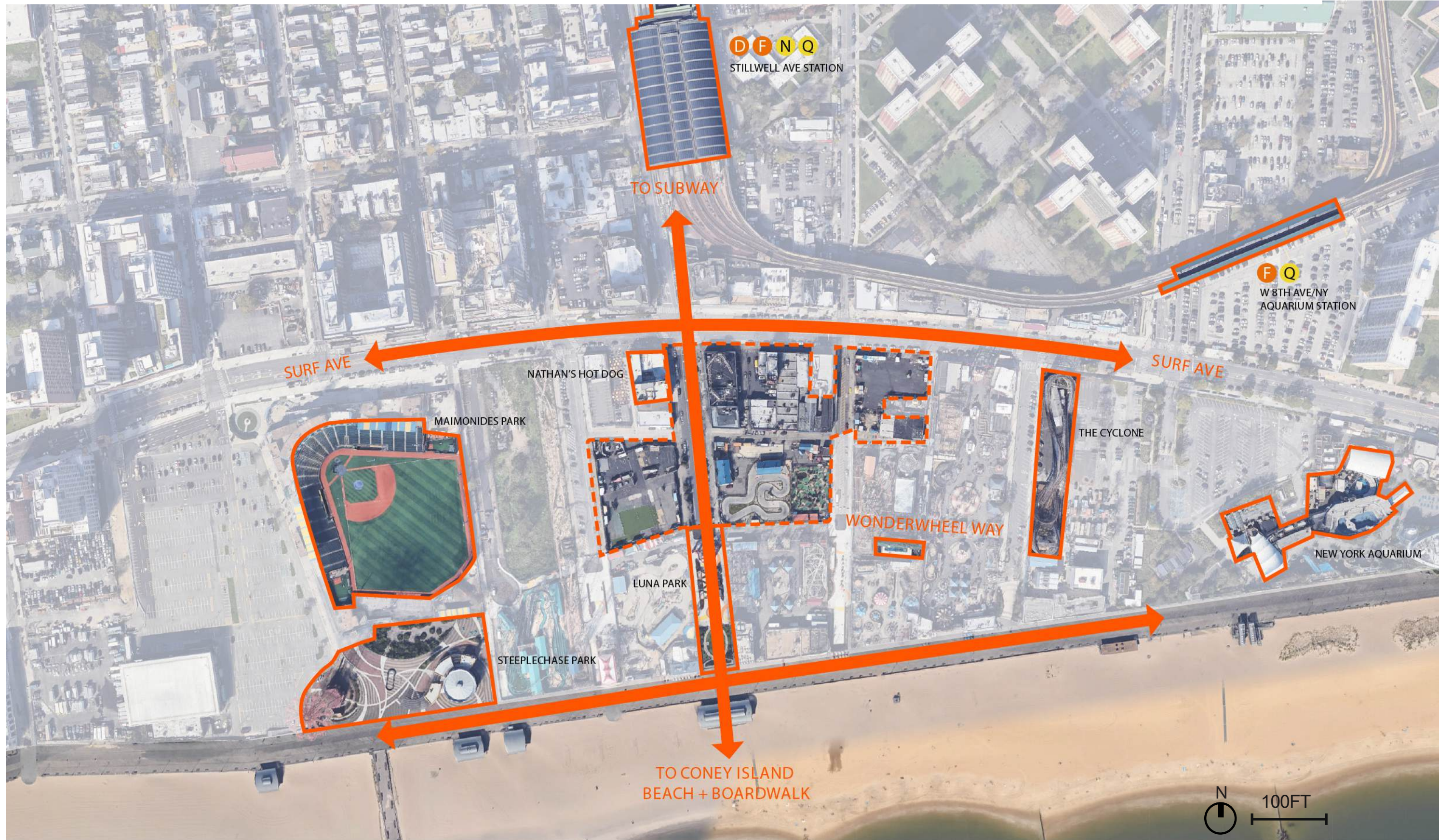
Aerial of Coney Island

Site Location



-  Landmarks & Attractions
-  Project Site
-  NYC Parks Ownership
-  Existing Amusements (To Remain) Under NYC EDC Ownership

Stillwell as Major Pedestrian Connection



CENTERPIECE OF YEAR-ROUND ENTERTAINMENT DISTRICT

OVER \$3 BILLION PRIVATE INVESTMENT IN CONEY ISLAND

APPROXIMATELY 1,605,623 GSF

- 428,071 GSF GAMING FACILITY
- 301,464 GSF HOTEL
- 132,480 GSF CONVENTION CENTER
- 72,200 GSF OF GENERAL RETAIL AND FOOD + BEVERAGE
- 58,383 GSF OF EVENT SPACE
- 101,500 GSF OF OPEN ROOFTOP RECREATION
- 501,513 GSF OF PARKING W/1,500 SPACES



Maimonides Park

Thunderbolt

Open Roof

Gaming

Gaming

Retail/F&B

Retail/F&B

Existing Amusements

Existing Amusements

Wonder Wheel

Existing Amusements

Hotel

Convention

Cyclone

Reigelmann Boardwalk

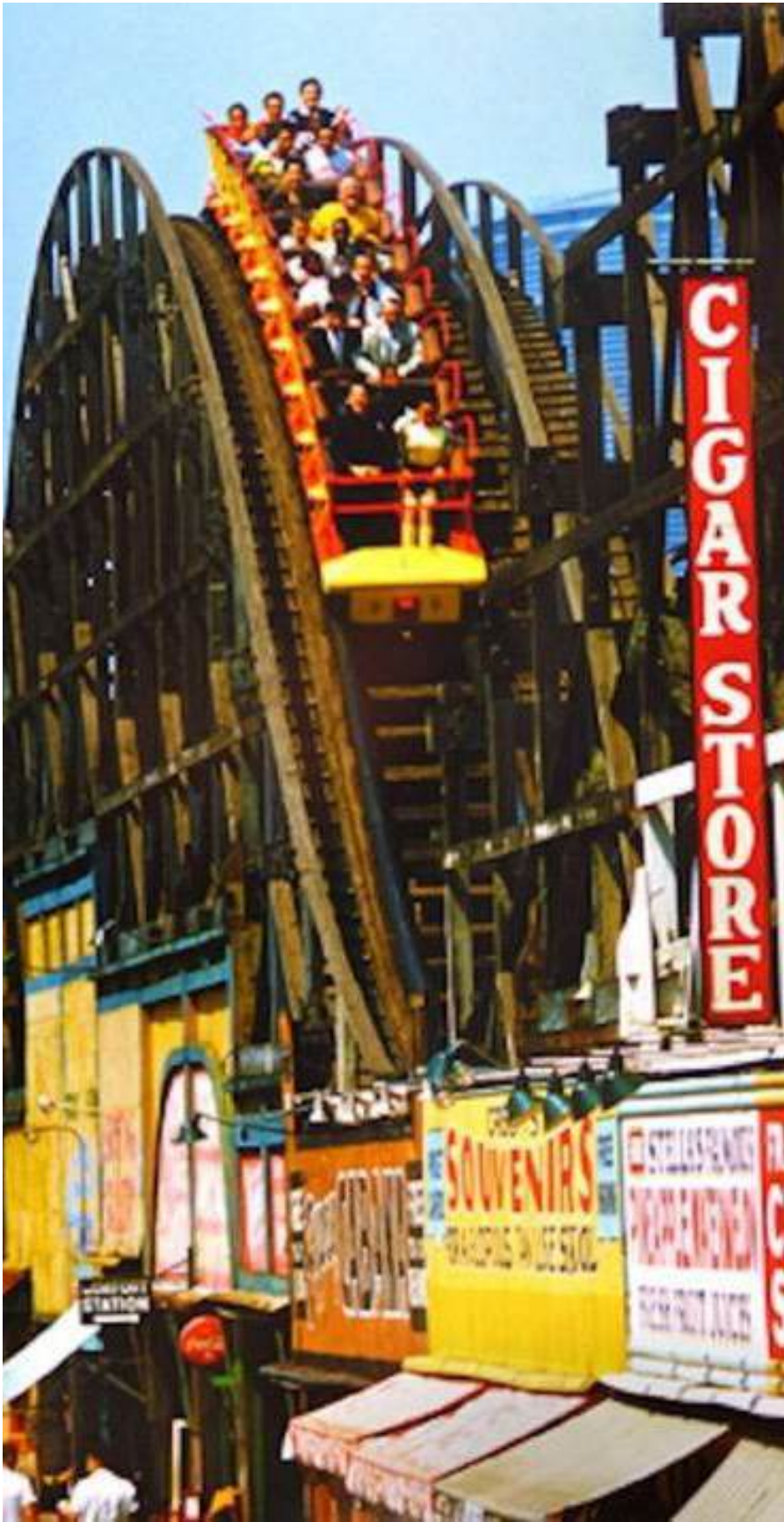
Historic Coney Island Large Scale and Spectacle



Today's Coney Island New Structures and Summer Experiences



Material Inspiration Structure and Movement Create Surface



Character Inspiration and Precedents



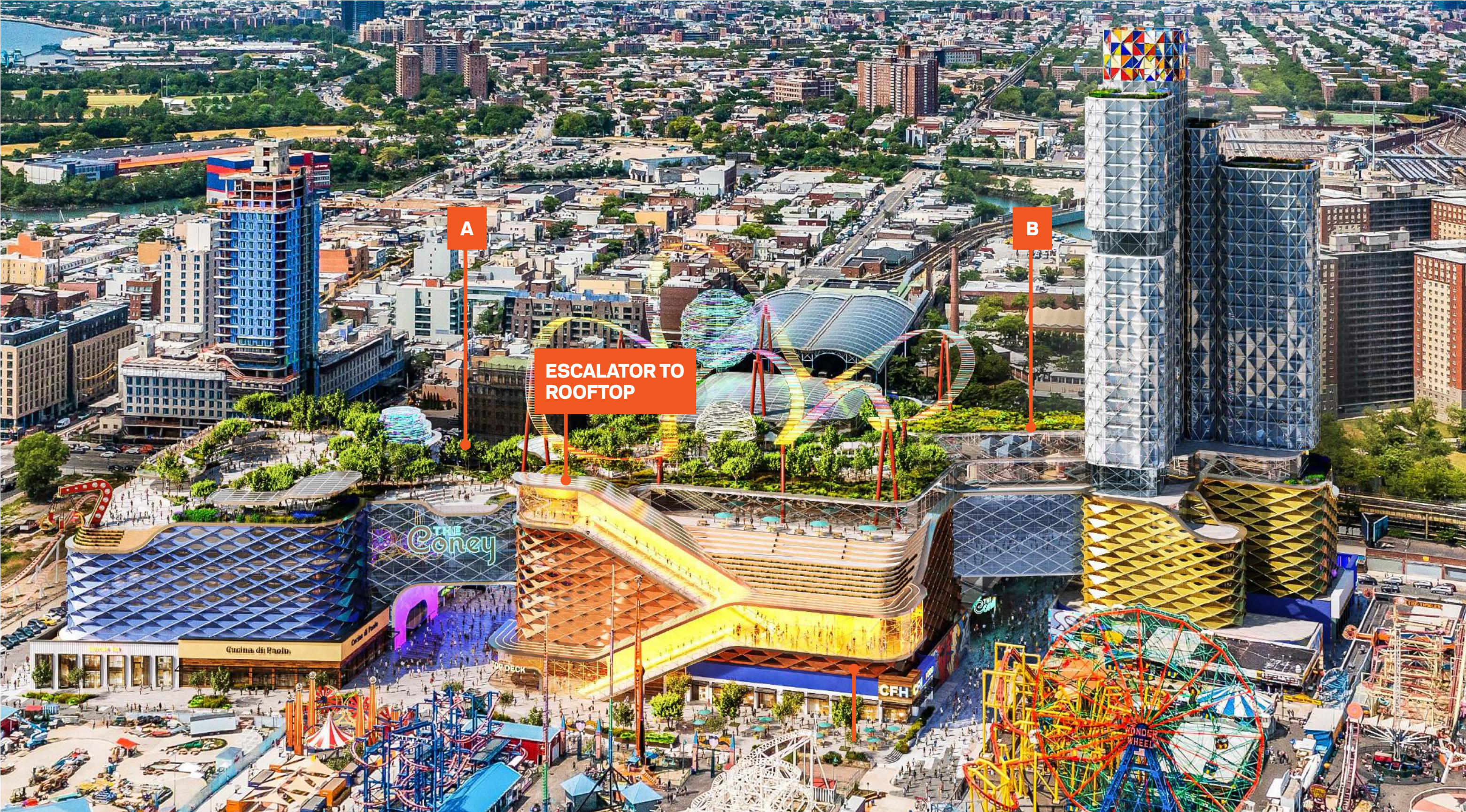
Steeplechase Park Inspiration



Building Lighting Concepts



Open and Accessible Rooftop Looking North

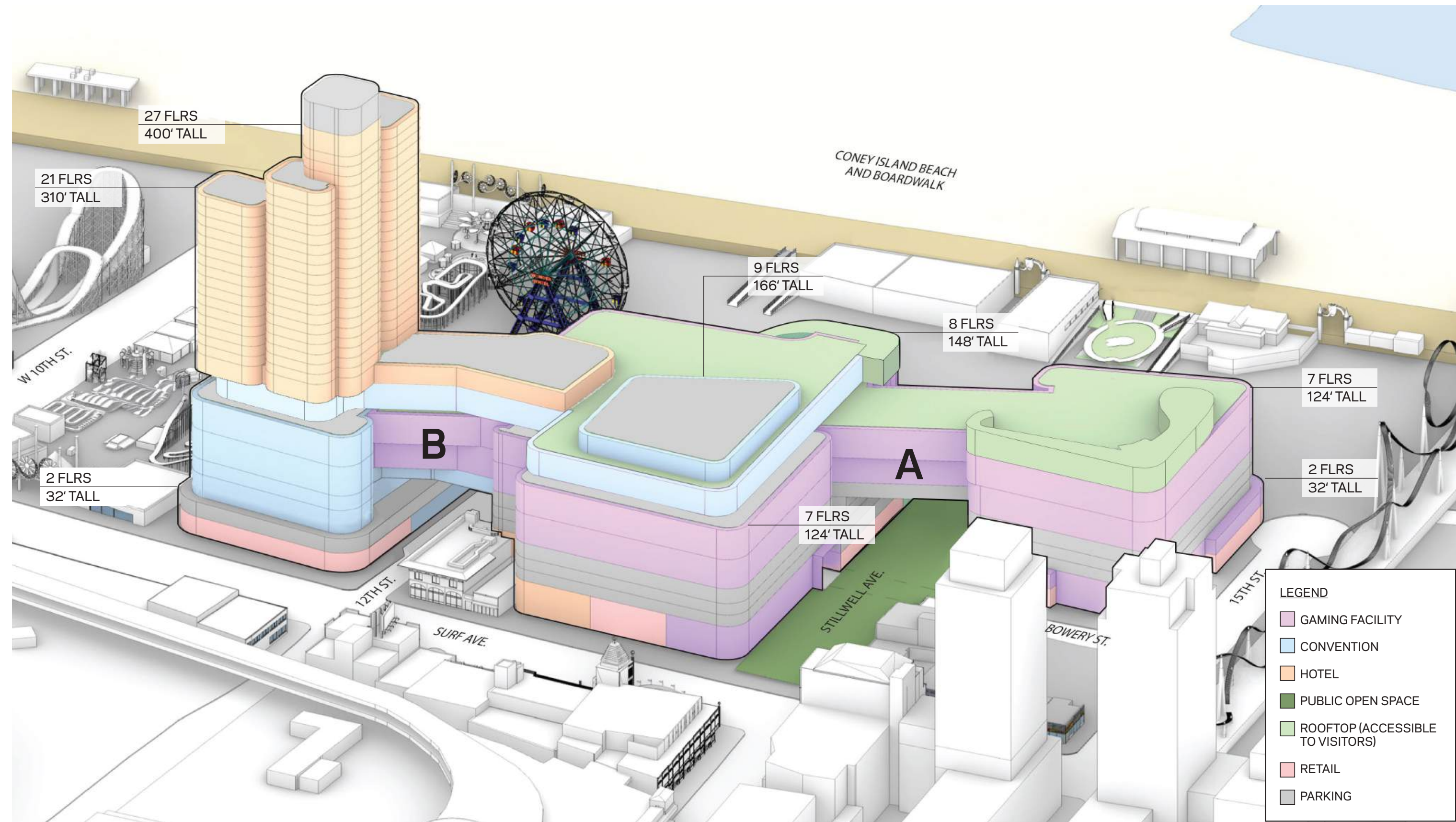


Coney Island Entertainment District
Brooklyn, NY MAY 2025

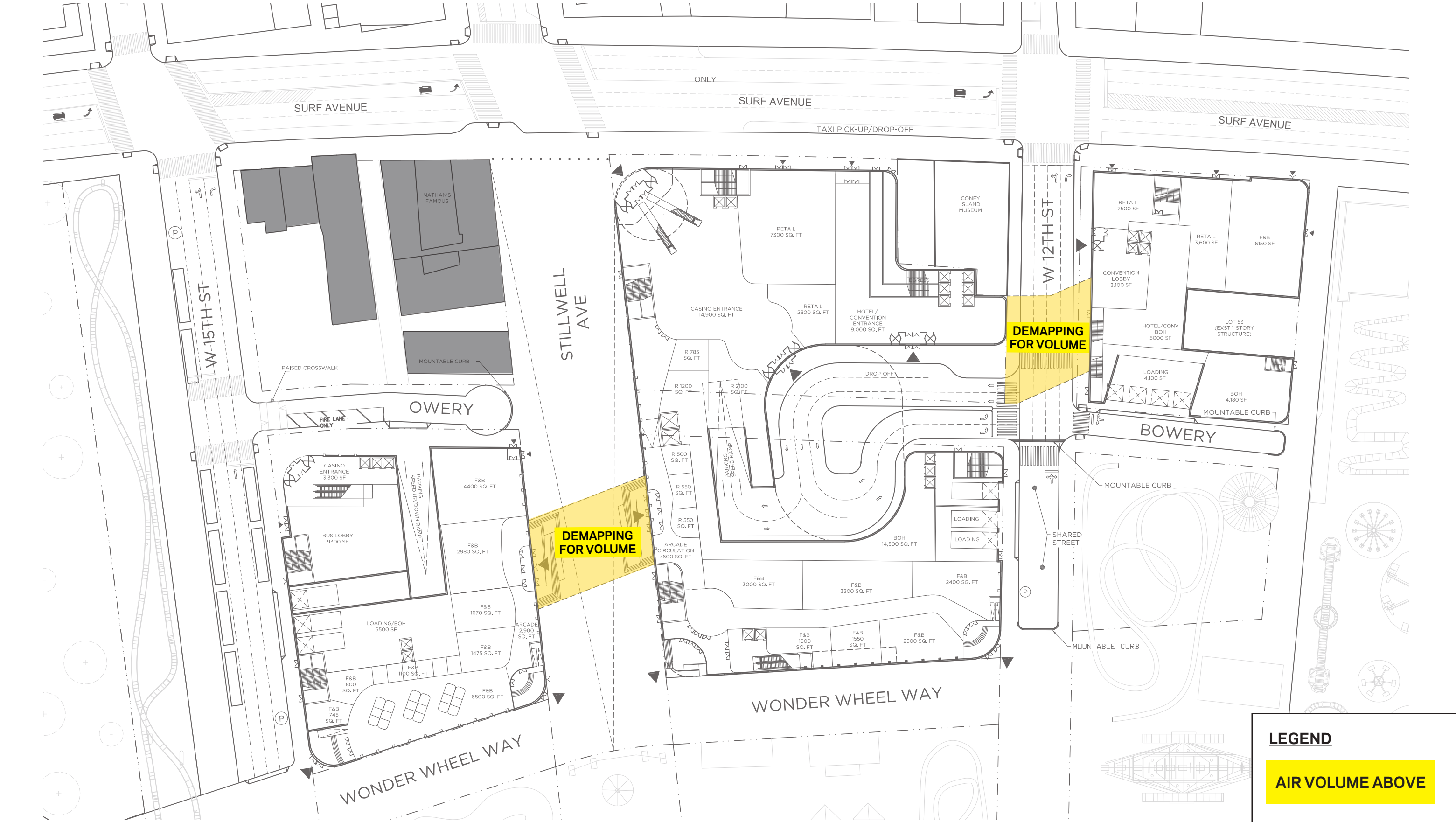
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OVERALL PROPOSED SITE



SKYBRIDGE DEMAPPING

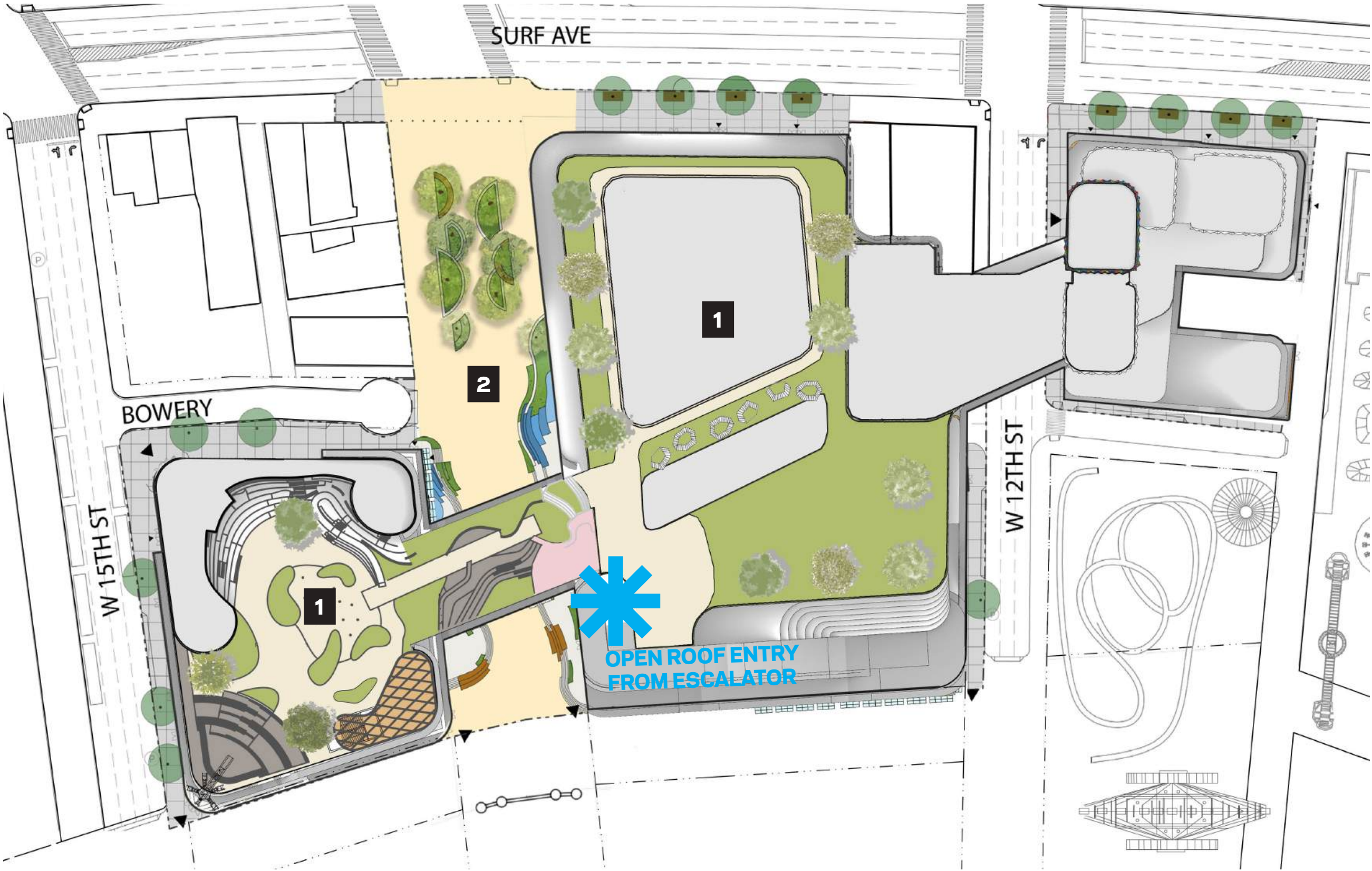


LEGEND

AIR VOLUME ABOVE

PROPOSED PUBLIC GROUND PLAN AND OPEN ROOF PLAN

- 1 Rooftop
- 2 Public Ground Stillwell Walk

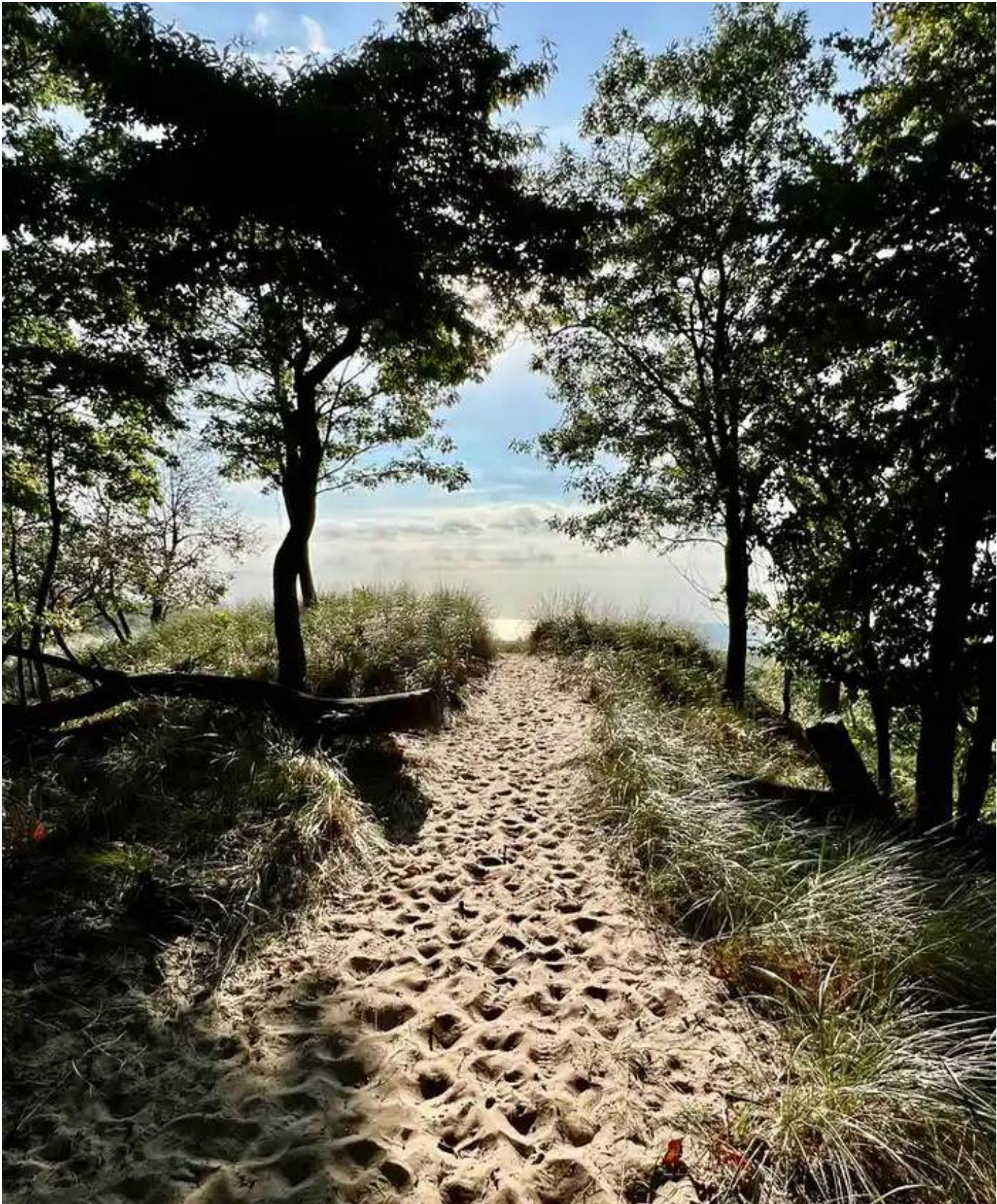


The Public Experience

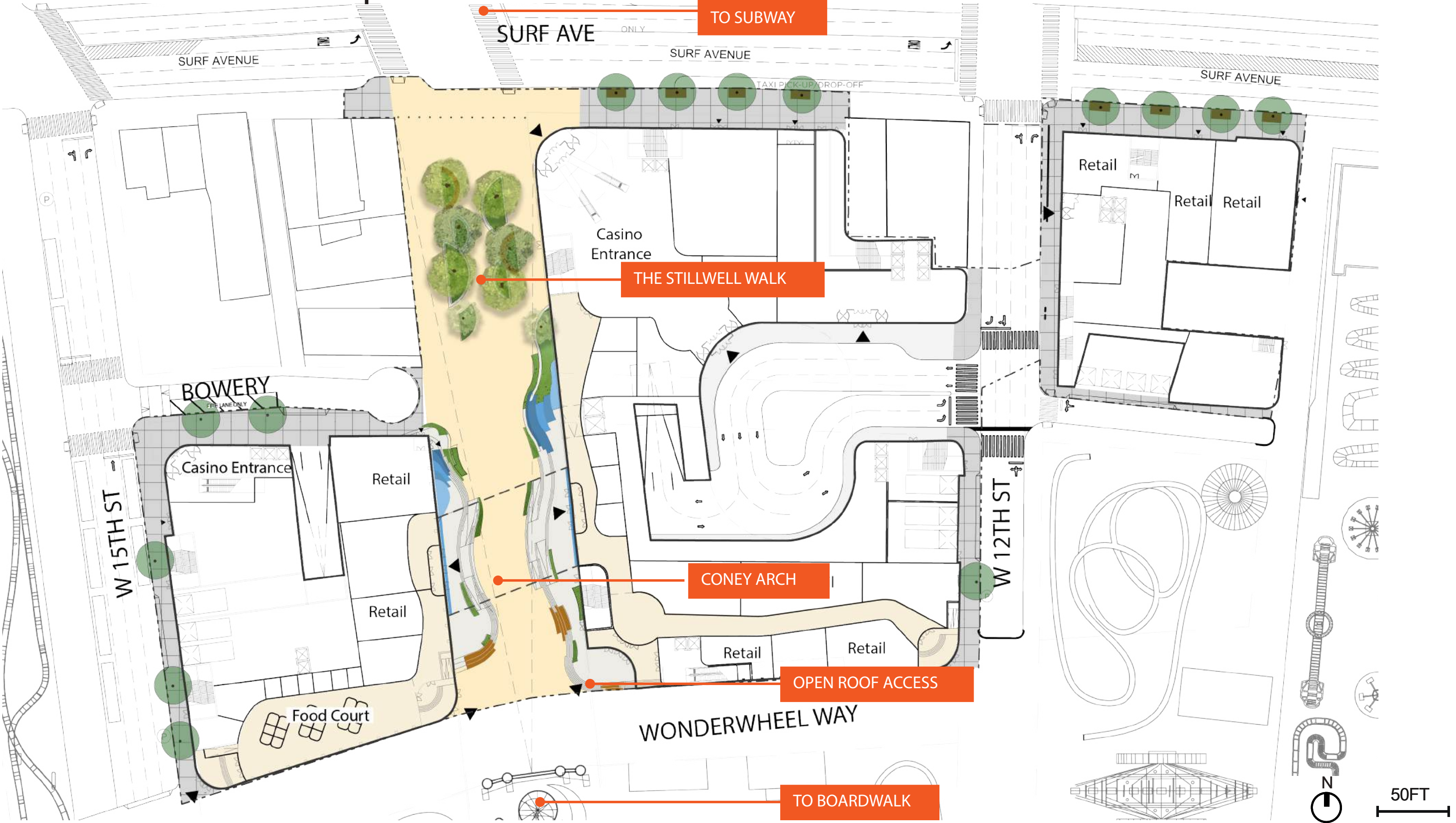
Looking East on Surf Avenue



Nature As Respite Geographical Inspiration



Stillwell Walk Concept Plan



Accommodating Crowds and Emergency Vehicles



Coney Arch and Luna Gateway

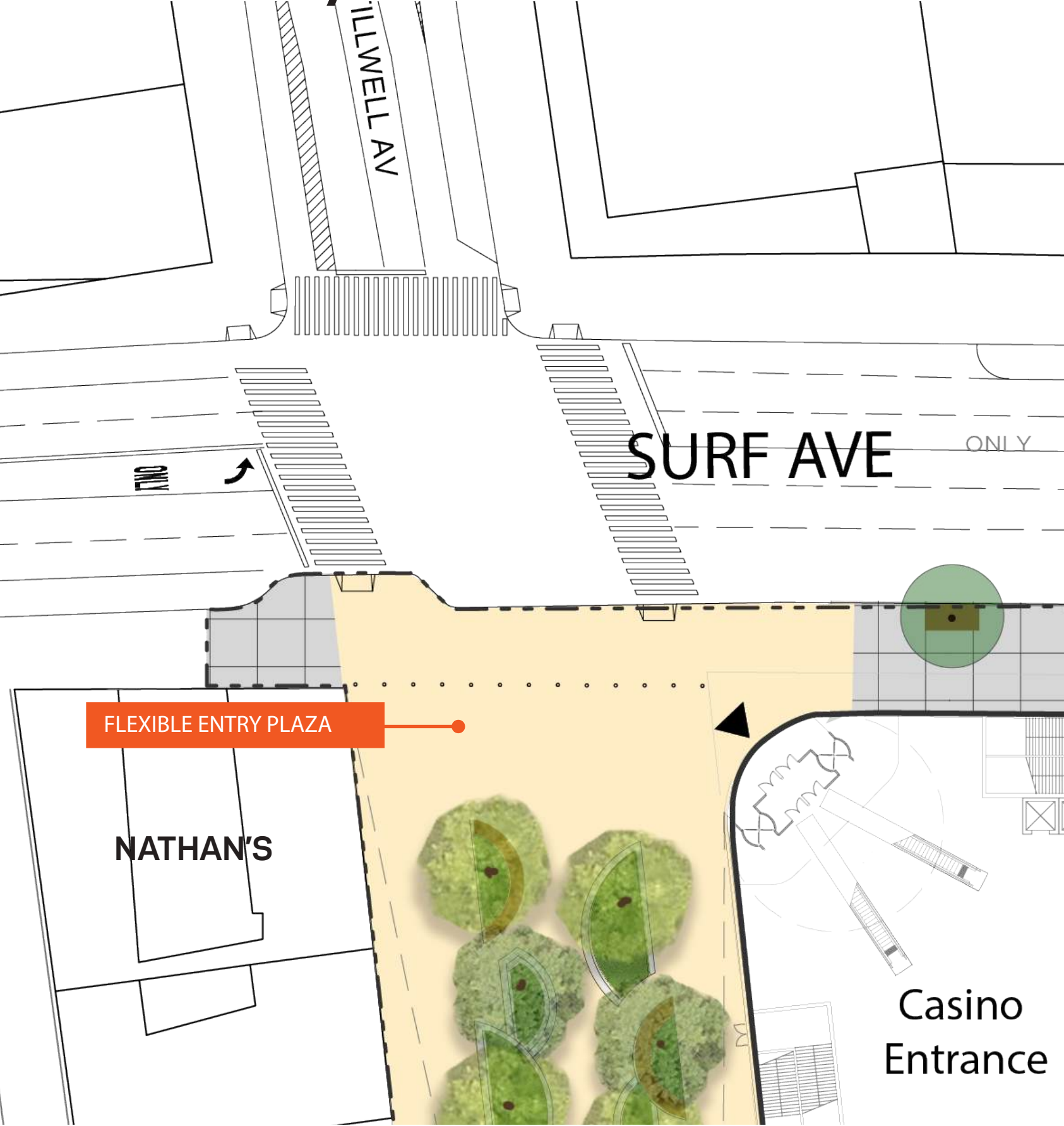


Coney Island Entertainment District
Brooklyn, NY January 2025

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Flexible Entry Plaza

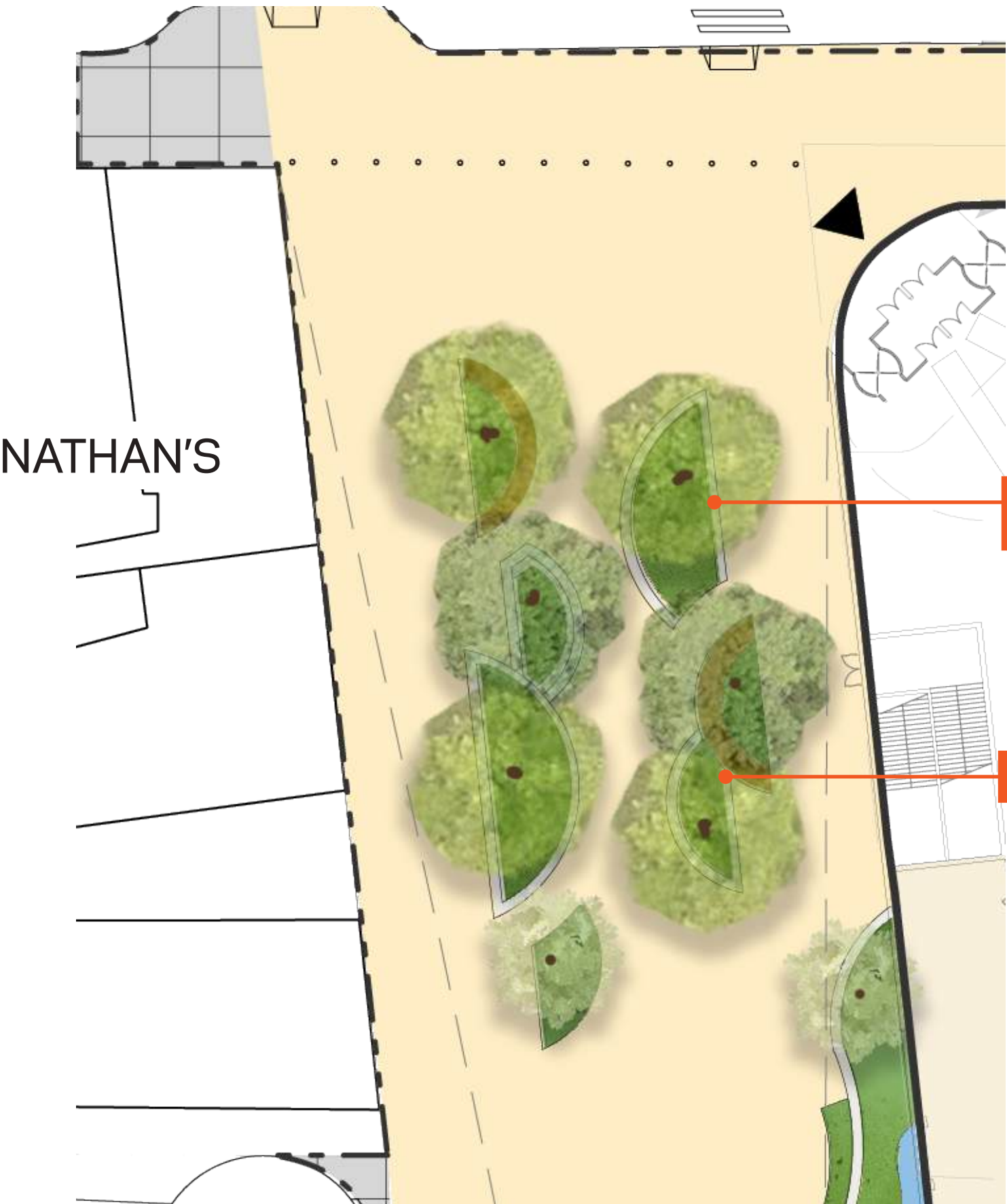


COMMUNITY
EVENTS



NATHAN'S
EVENTS

Stillwell Walk An Inviting Streetscape



DUNE-SHAPED SEATWALLS



GROVE PLANTING

Midway Flexible Plaza



FAIRS AND
MARKETS



FLEXIBLE
SEATING

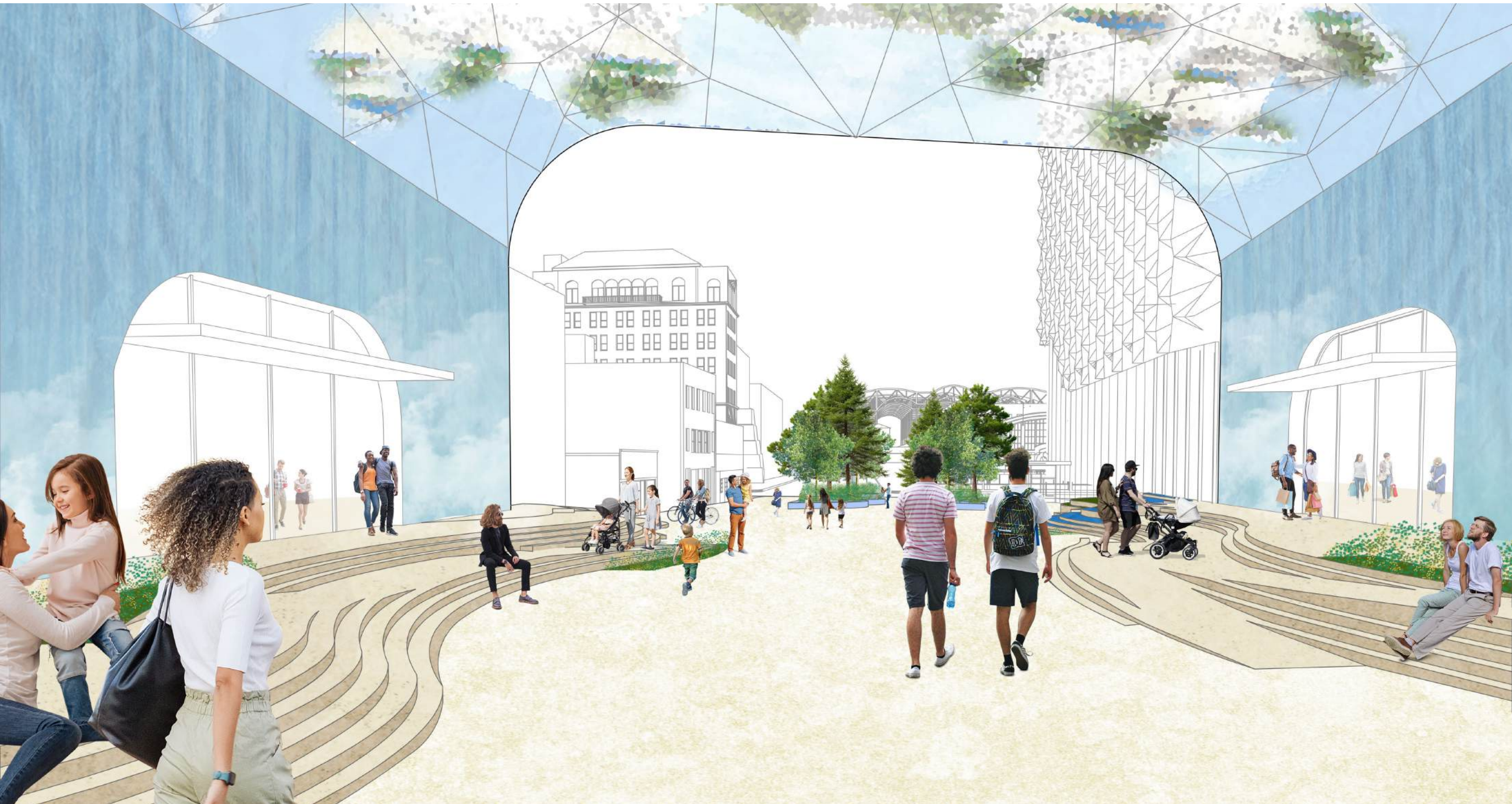


GAMES

Coney Arch Site to Building Connection



Coney Arch and Stillwell Gateway Looking North



Flexible Performance Plaza

Retail



PERFORMANCES



RECREATION



SOCIAL SEATING

Stillwell Walk Concept Plan





Coney Island Entertainment District

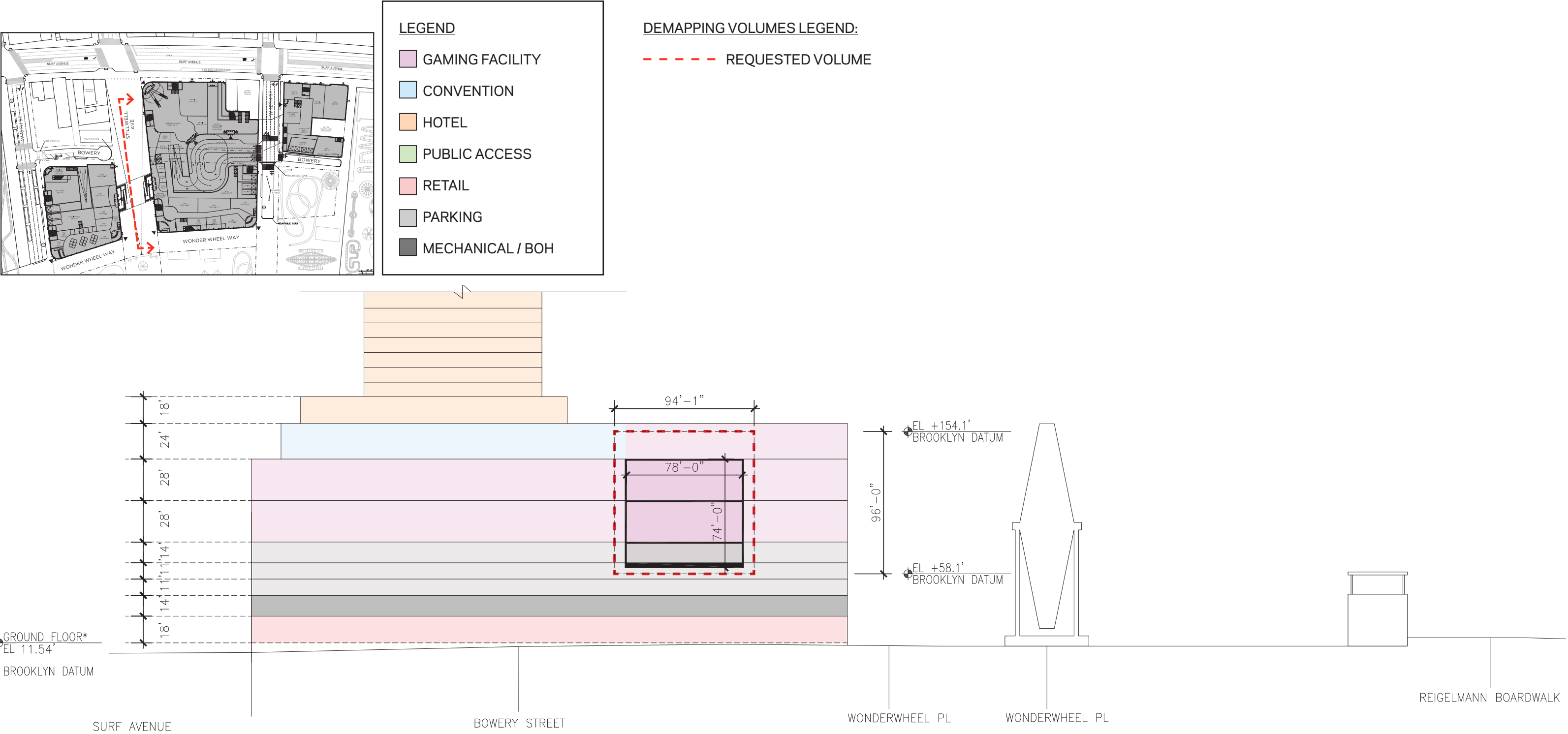
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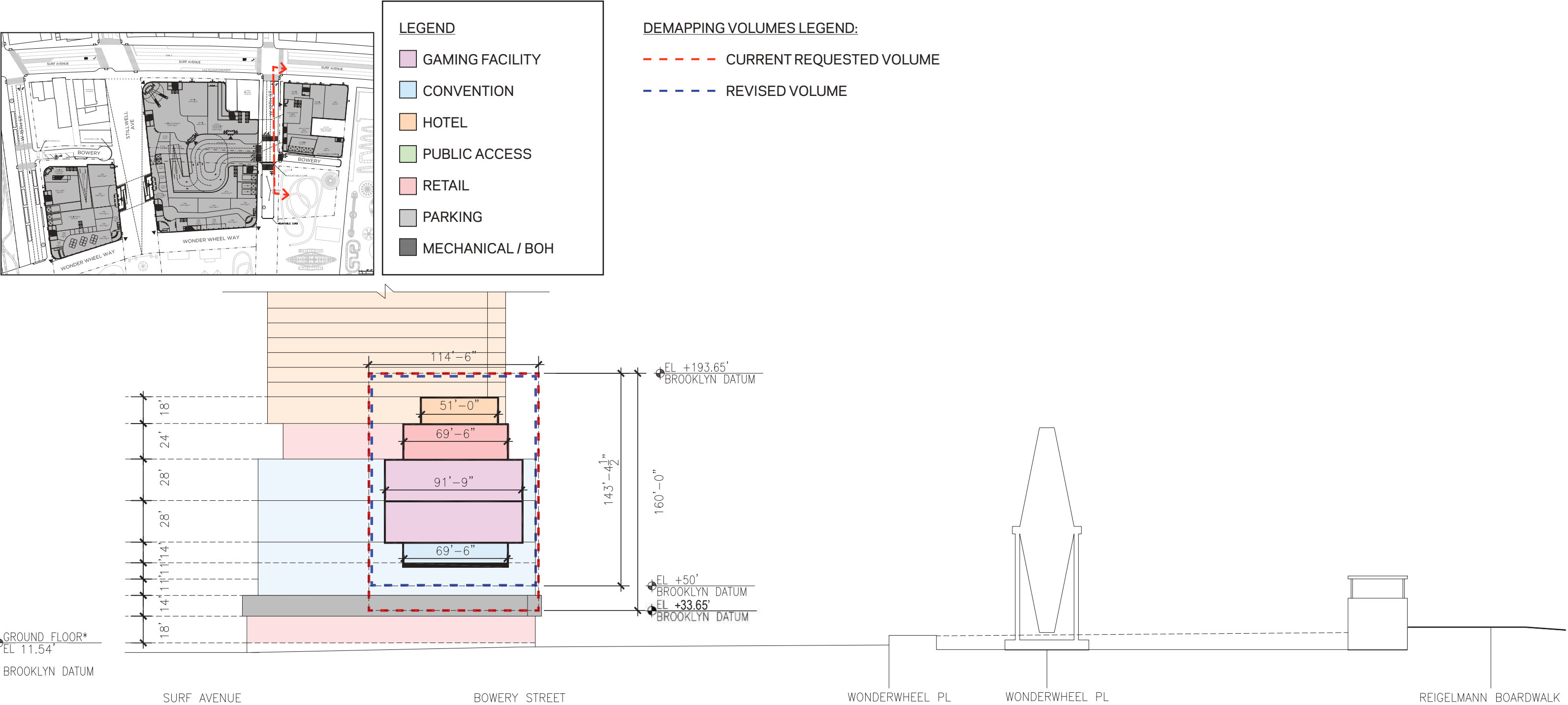


APPENDIX

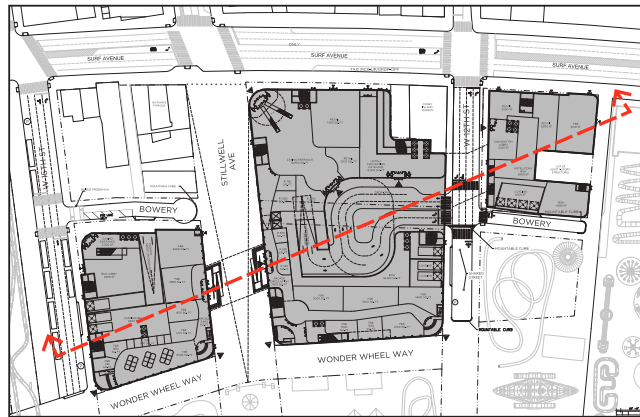
STILLWELL BRIDGE SECTION - LOWER LIMITING PLANE



WEST 12TH BRIDGE SECTION - LOWER LIMITING PLANE



PARKING CIRCULATION SECTION



LEGEND

GAMING FACILITY

CONVENTION

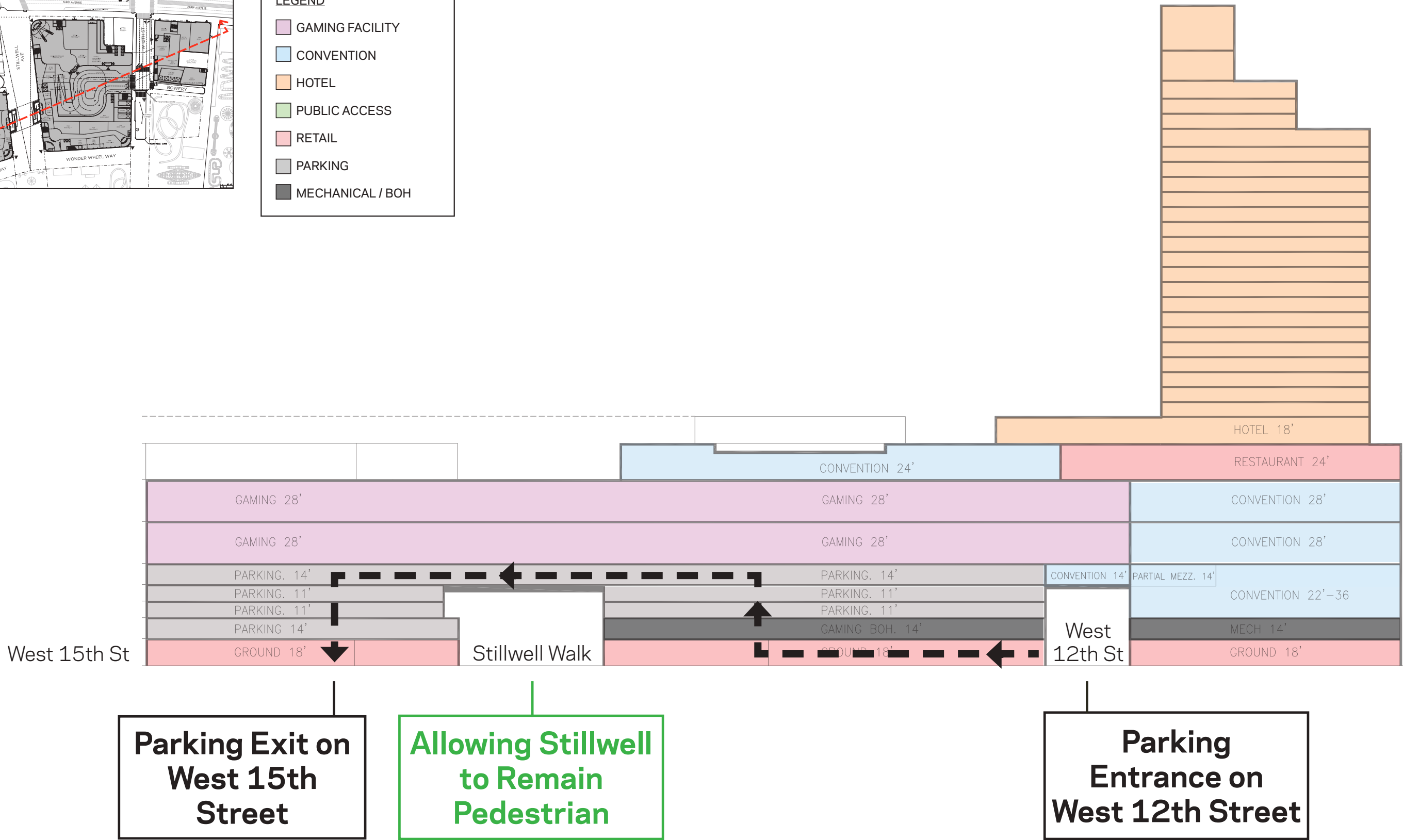
HOTEL

PUBLIC ACCESS

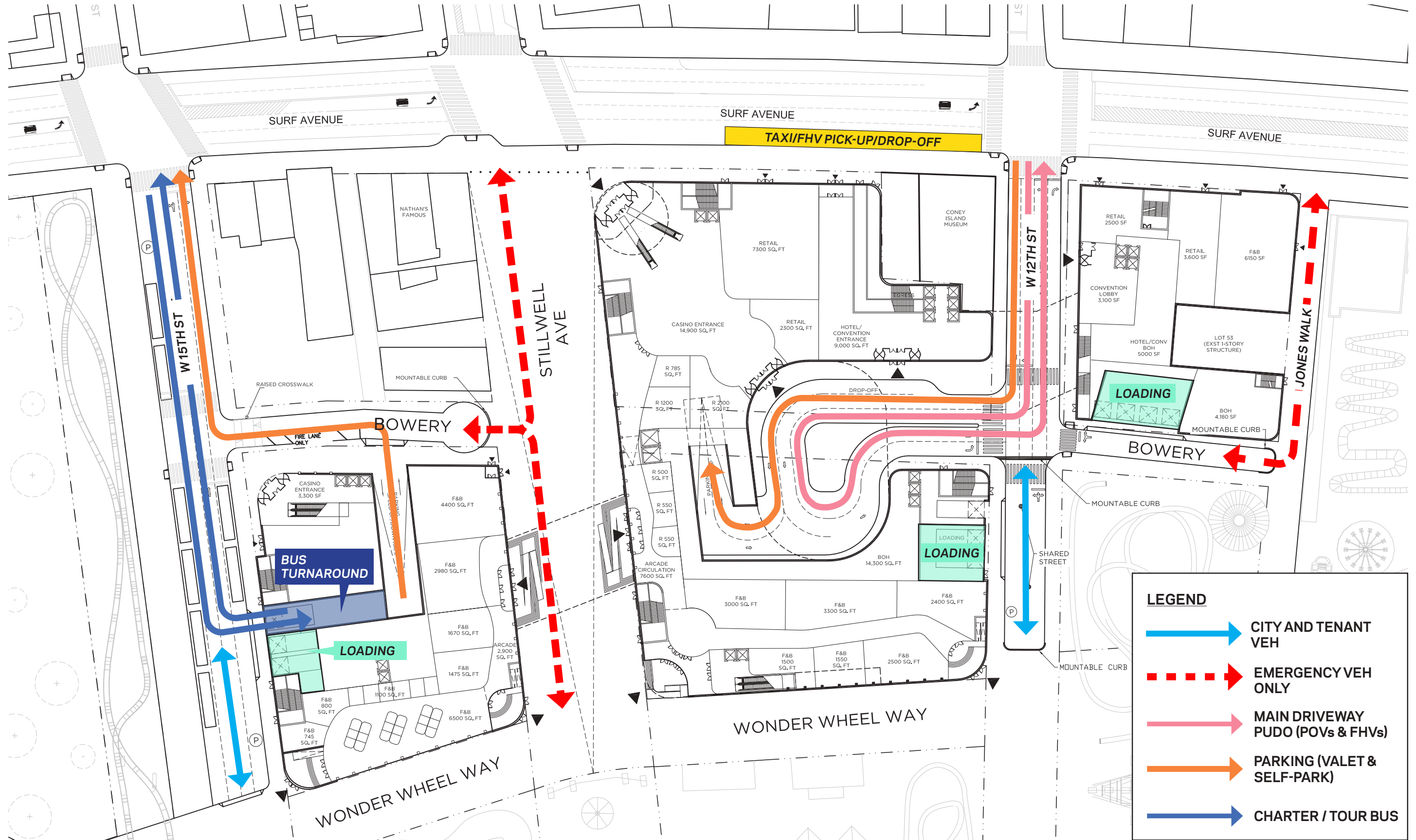
RETAIL

PARKING

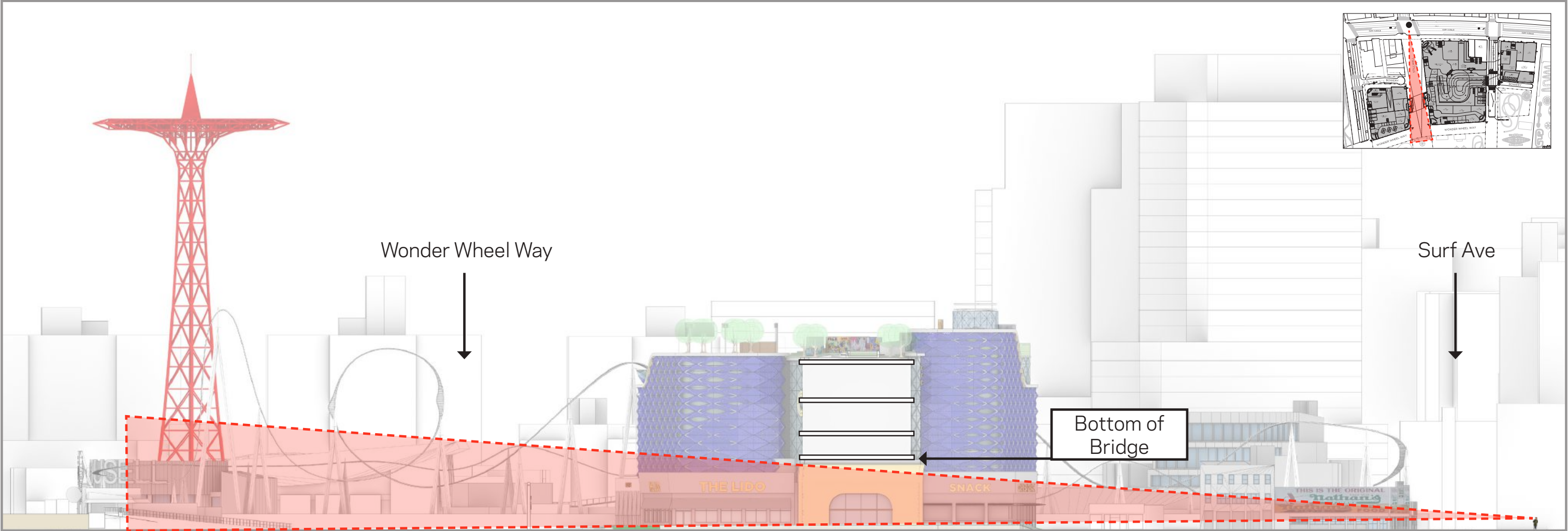
MECHANICAL / BOH



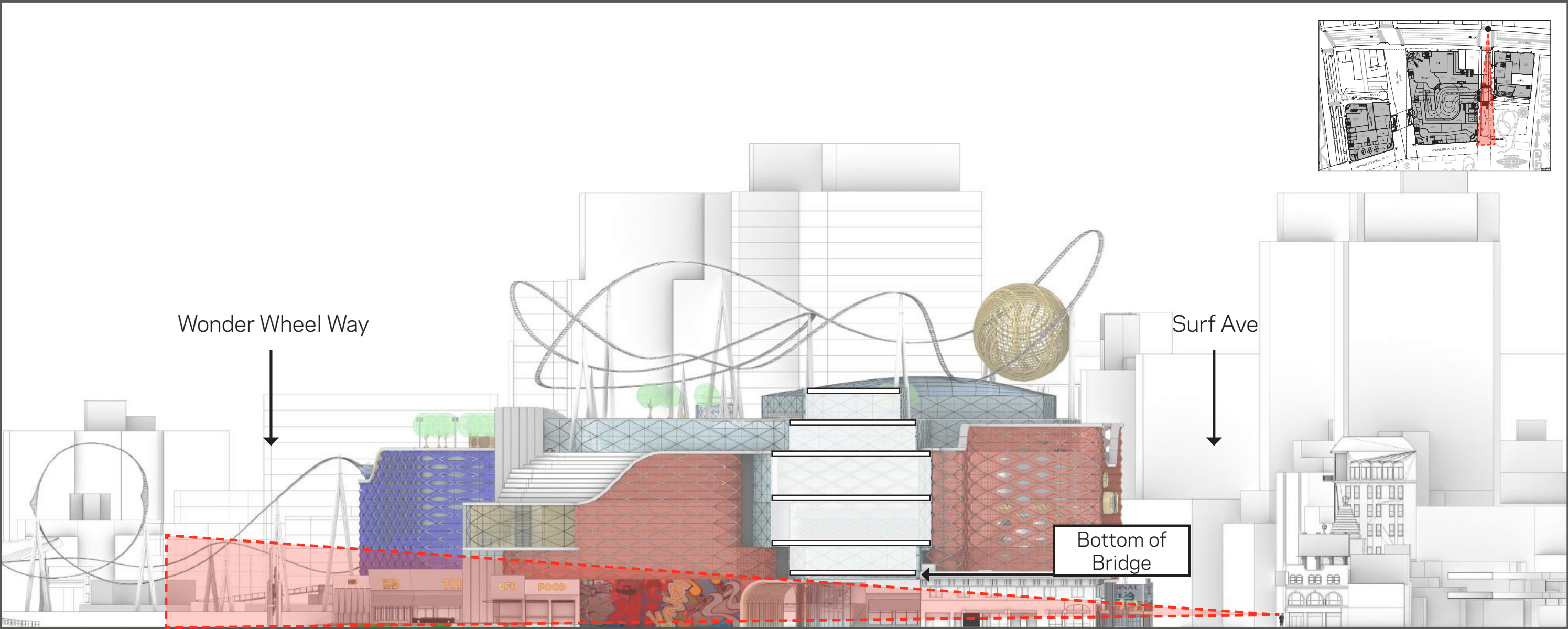
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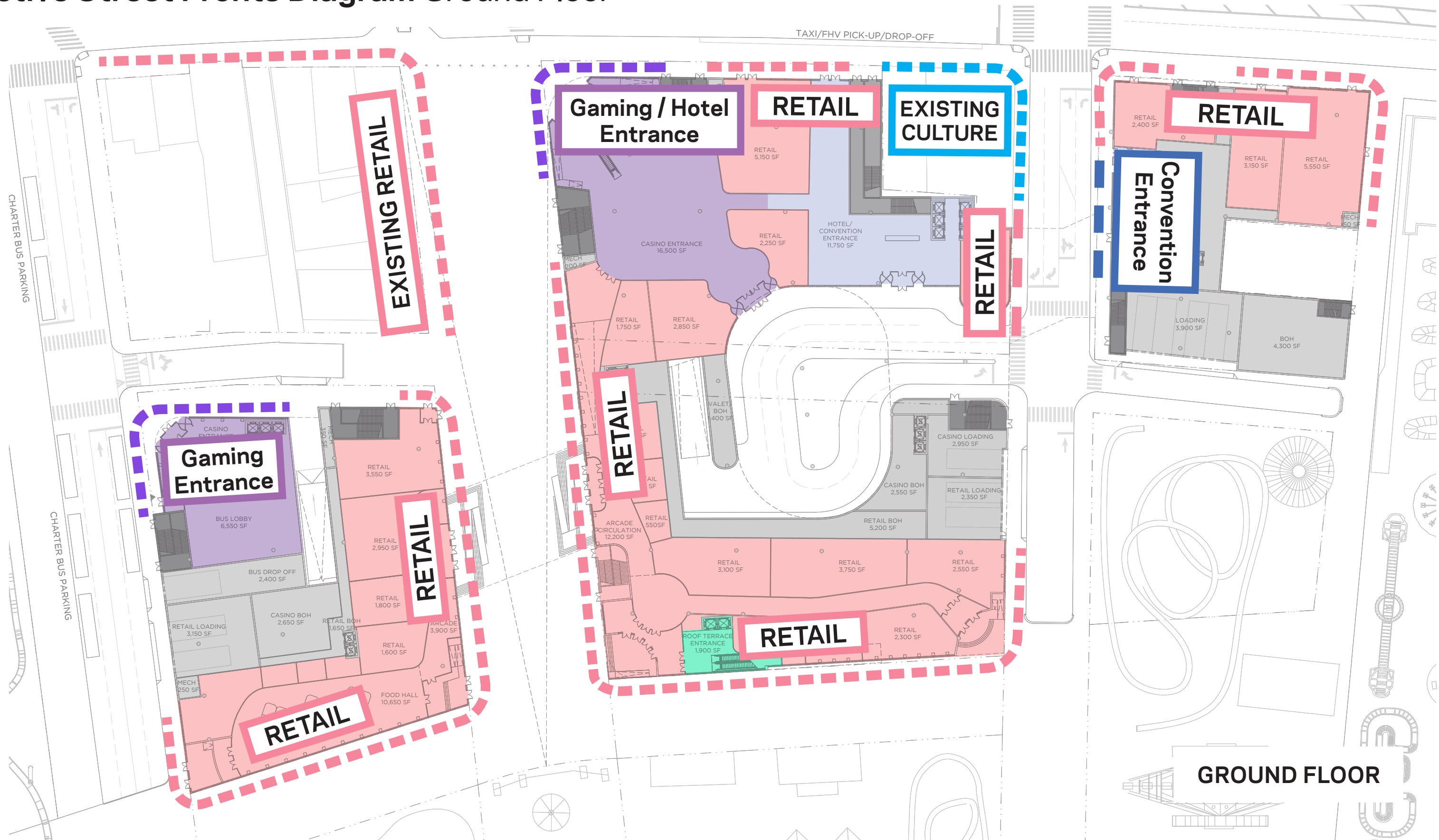
CONE OF VISION - STILLWELL BRIDGE LOOKING WEST



CONE OF VISION - WEST 12TH STREET BRIDGE LOOKING WEST



Active Street Fronts Diagram Ground Floor

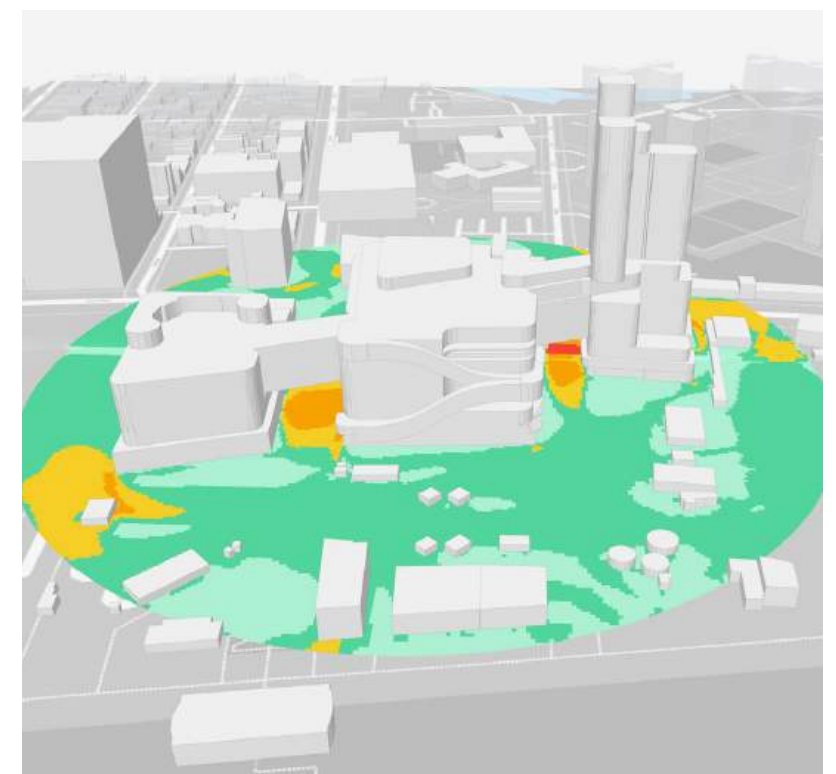
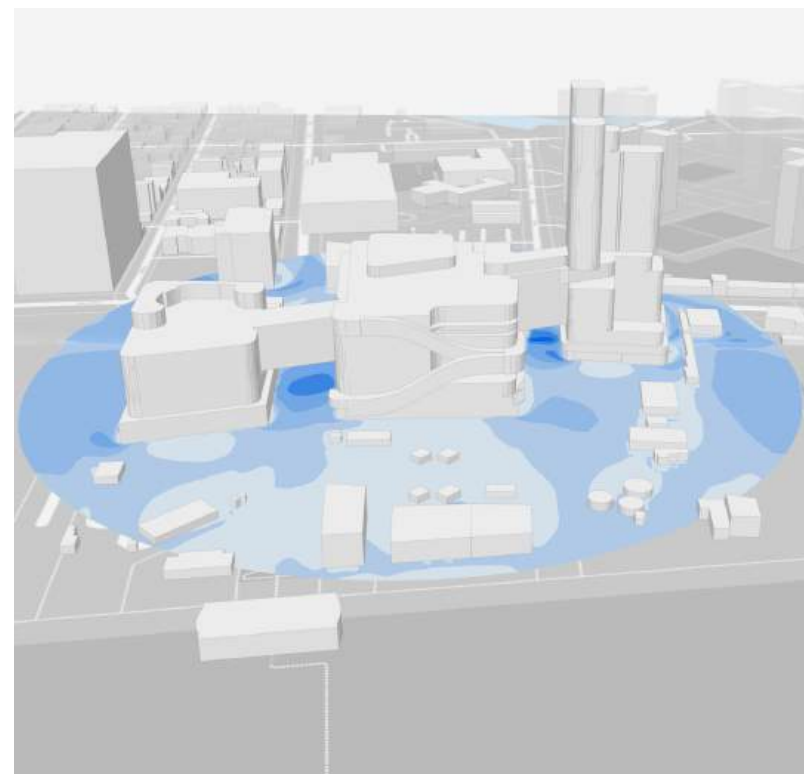
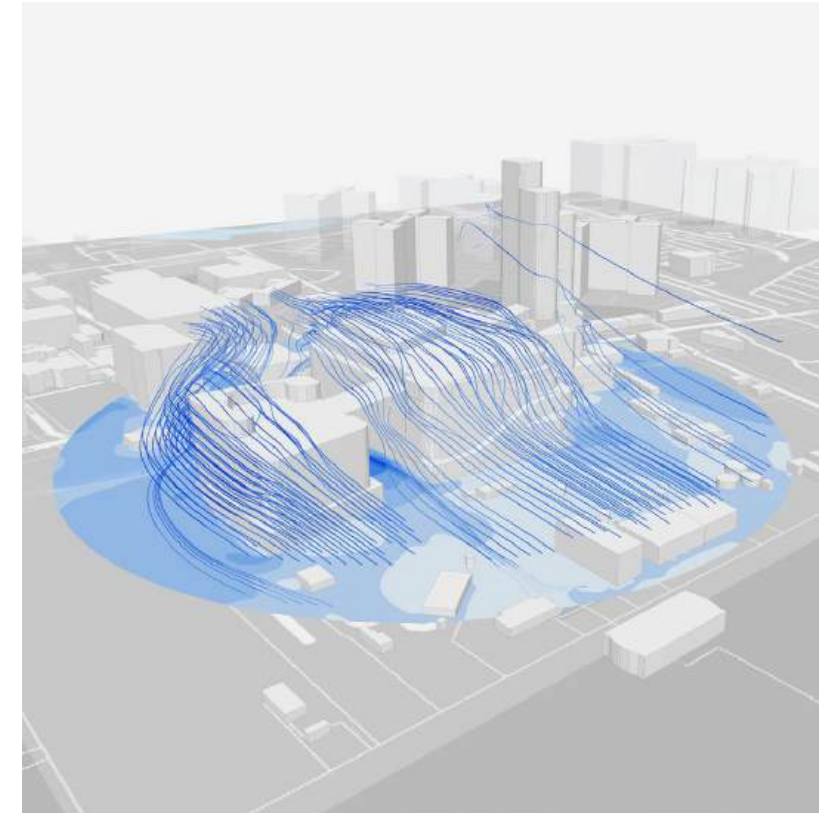


Wind Study Results

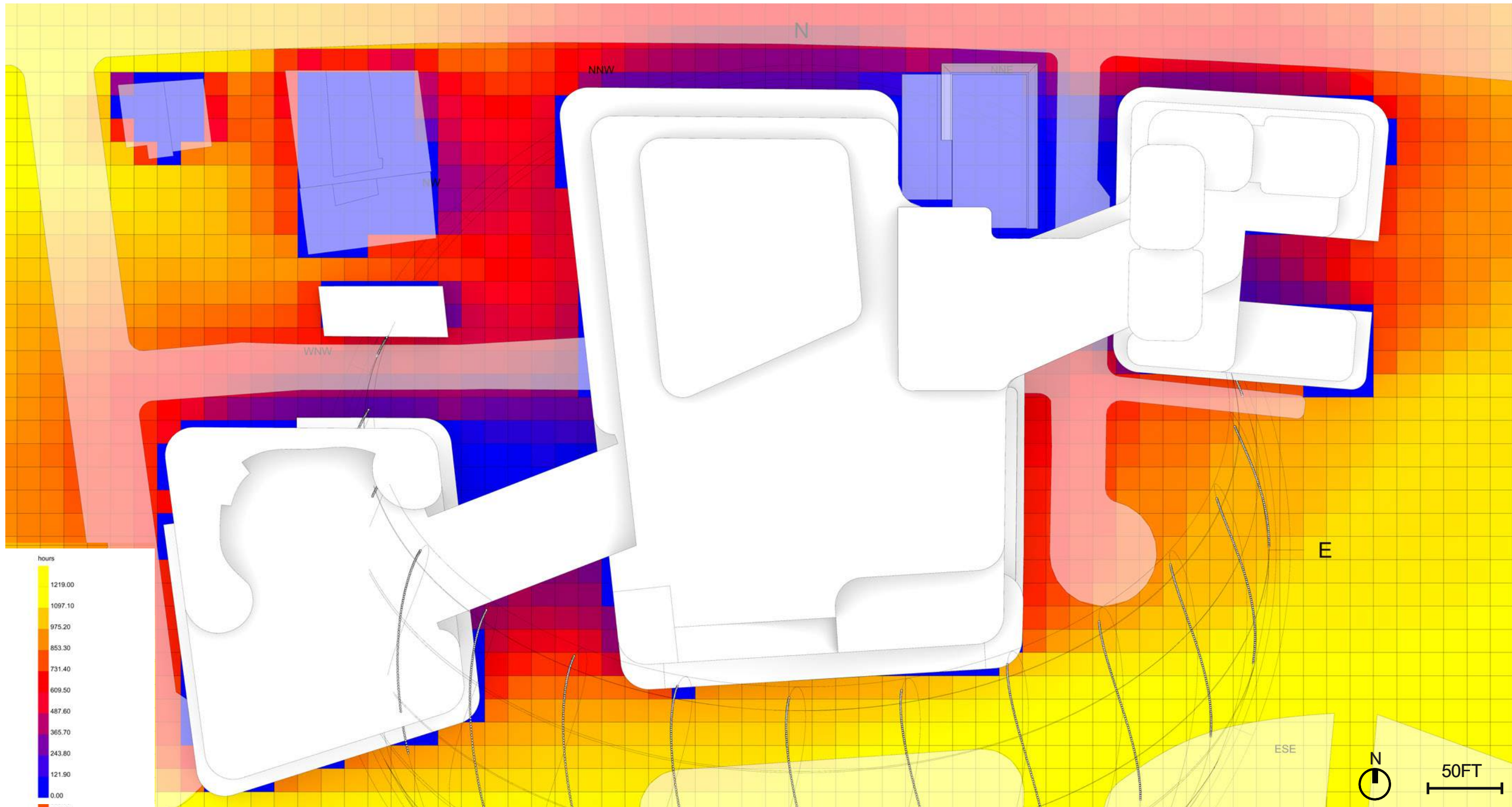
Based on real weather data, this study validates the site's environmental viability and supports continued development.

Key Takeaways:

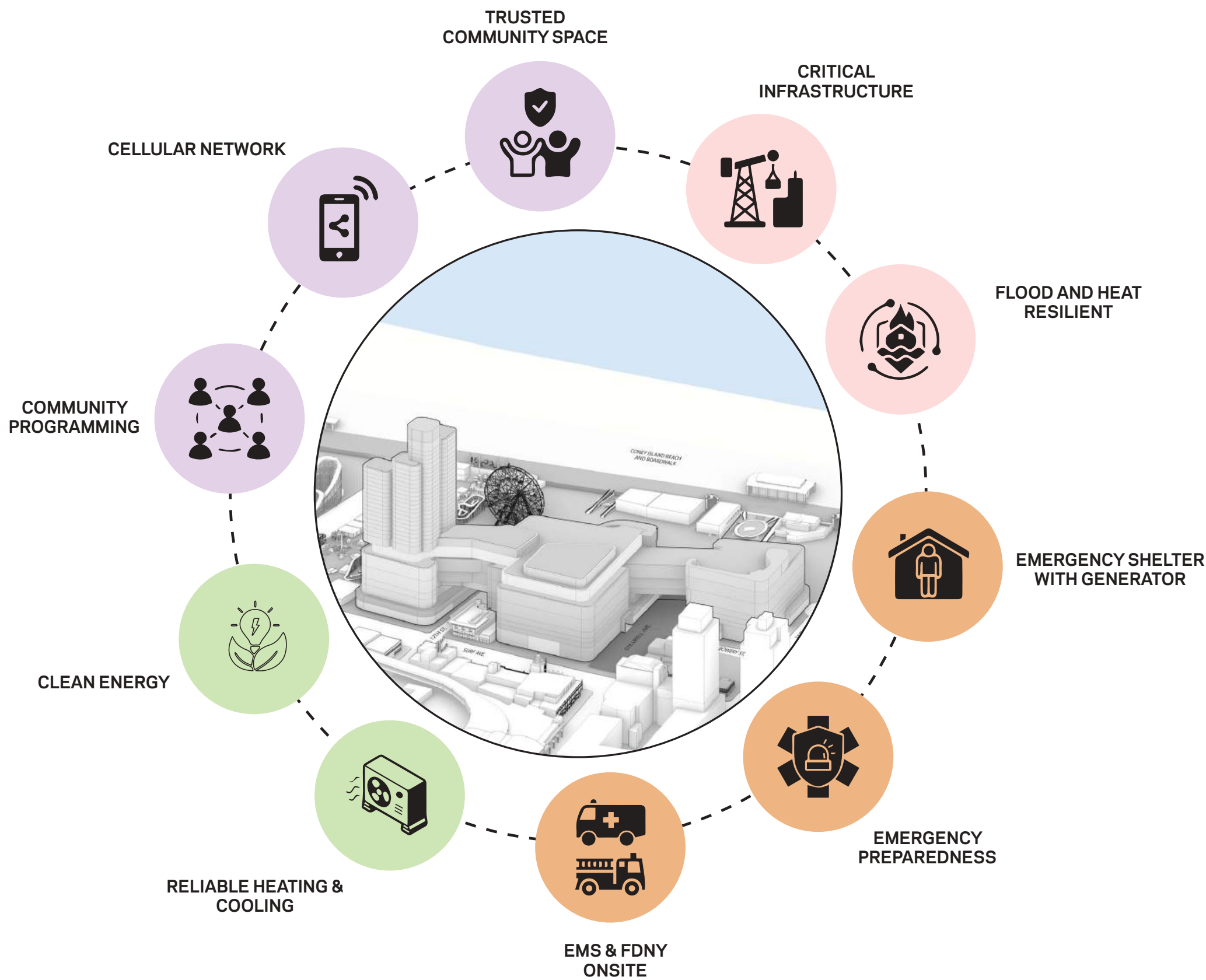
- 99% of ground-level area meet wind comfort threshold, supporting active public use.
- Streamlines show smooth airflow around buildings, with some acceleration at corners and between buildings.
- Skybridges introduce minimal disruption, allowing wind to flow beneath and around without significant turbulence.
- Ground-level blue shading indicates relative wind speed darker areas suggest minor zones to monitor or mitigate.
- Based on real weather data, this study validates the site's environmental viability and supports continued development.



Solar Study Springtime



Resiliency Diagram





Coney Arch At Stillwell Walk

City and State Timeline

City and State deadlines must be met in order to present a complete application for the Project in order to obtain a Gaming License. The State-run site selection process for a Gaming License includes:

- December 16th, 2024: City Map Action certified (ULURP No. 250108MMK)
 - February 11th, 2025: Community Board Recommendation
 - March 14th, 2025: Brooklyn Borough President Recommendation
 - May 7th, 2025: CPC Vote
- June 27th, 2025:
 - Initial submission of a completed stage 1 application to the Gaming Facility Location Board
 - Beginning of review by a local Community Advisory Committee, comprised of representatives selected by the Governor, Mayor, local State Assembly Member, local State Senator, local Borough President, and local Council Member.

In order to meet all required City and State deadlines, it is Developer's intention to complete the PDC review, and obtain PDC approval, during, or immediately subsequent to the completion of, the Community Advisory Committee review process.

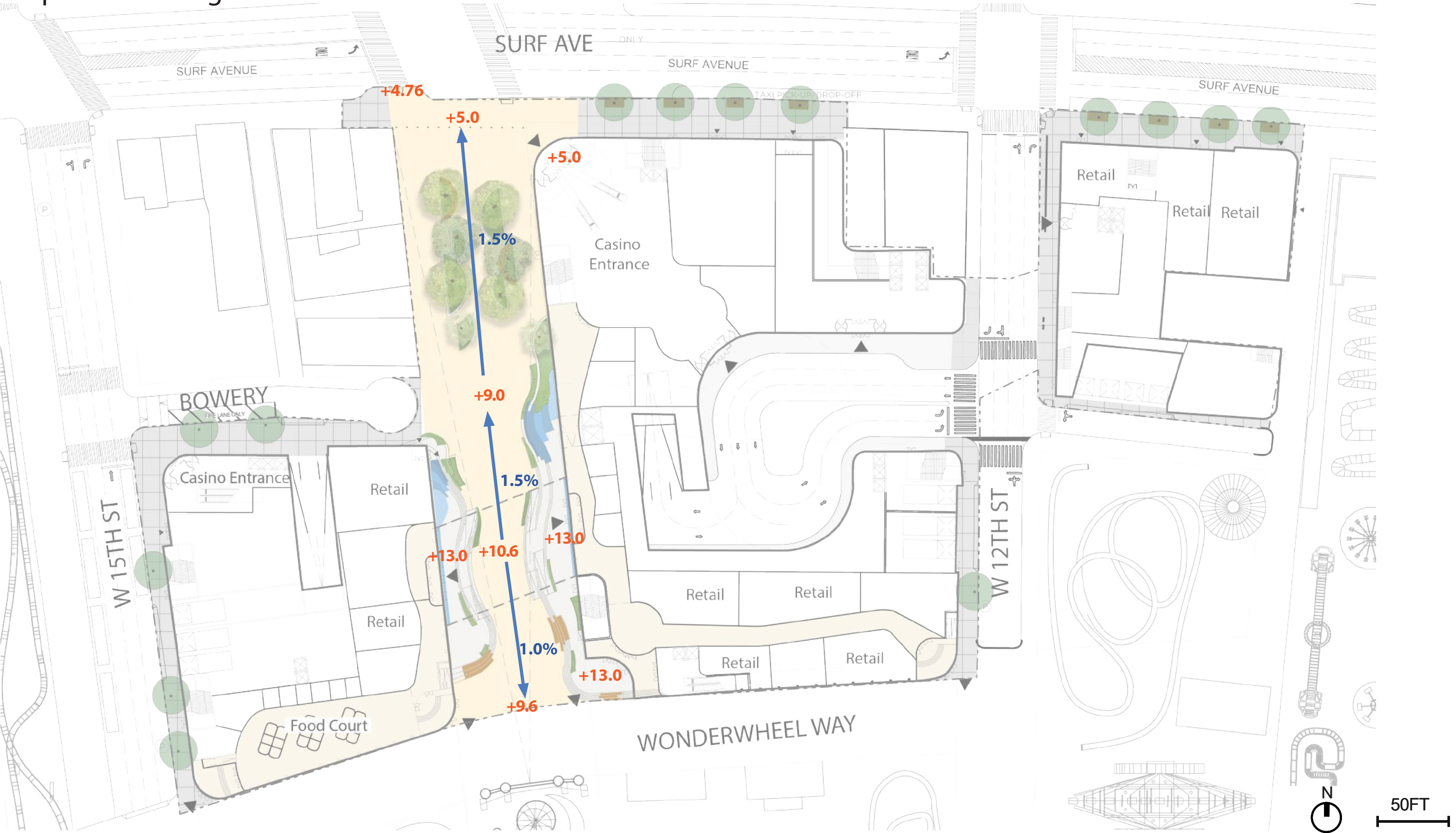
Stillwell Walk Extends Pedestrian Space



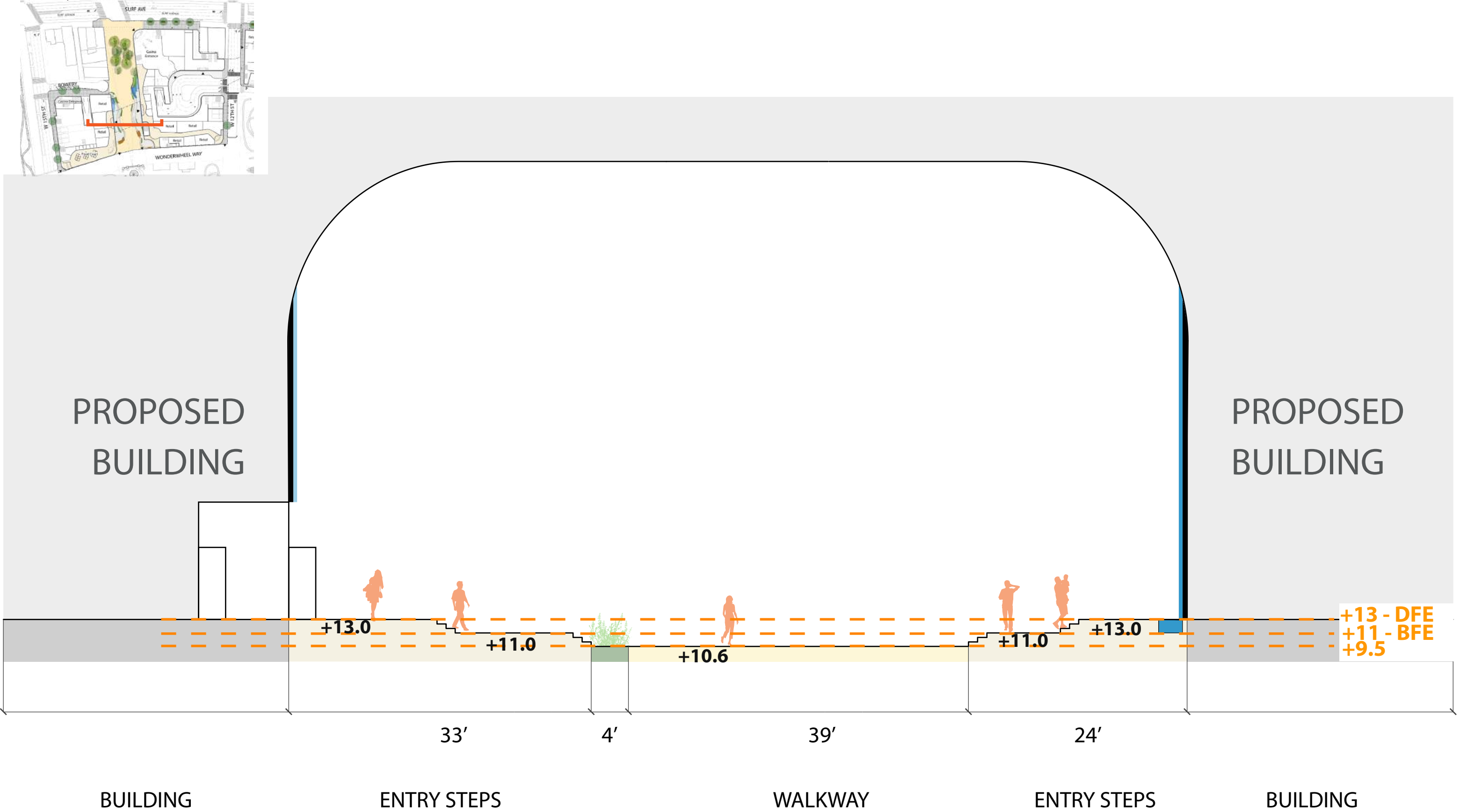
The site plan illustrates the proposed development layout and its relationship to the surrounding urban context. Key features include:

- Streets:** Surf Ave (top), Bowery (middle left), W 15th St (left), W 12th St (right), and Wonderwheel Way (bottom).
- Proposed Building Footprints:**
 - Casino Entrance:** Located in the upper central and lower left portions of the main development.
 - Retail:** Multiple retail spaces are distributed throughout the development, particularly along the eastern and southern boundaries.
 - Food Court:** Located in the lower left corner of the main development.
- Elevation Markers:**
 - Existing Site Grade (+X.X):** Indicated by blue numbers. Key values include +4.76, +5.0, +8.0, +8.5, +8.6, +9.6, +10.0, +11.0, and +13.0.
 - Proposed Building Grade (+X.X):** Indicated by orange numbers. Key values include +5.0, +9.0, +13.0, and +13.0.
- Legend:**
 - Existing Site Grade +X.X** (Blue text)
 - Proposed Building Grade +X.X** (Orange text)

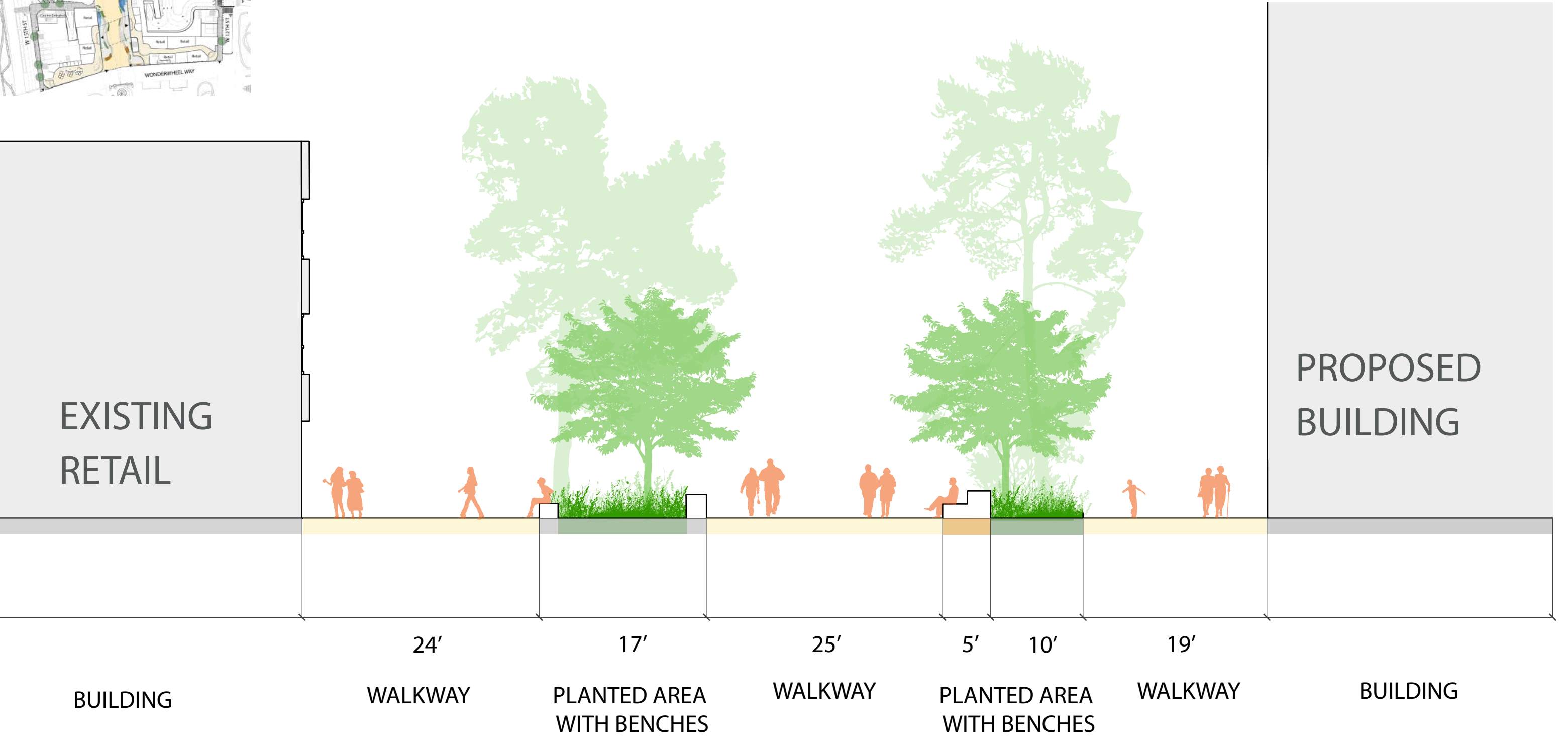
Proposed Grading



Coney Arch - Section



Stillwell Walk - Section



SCALE 1"=10'-0" 10FT

Coney Island Infrastructure Project

Continue Material Palette Along Surf Ave Streetscape



HISTORIC TYPE M
Pole Color: Black



NYCDOT CITYRACK
Color: Silver



WASTE/RECYCLE RECEPTACLES
Color: Silver w/ Blue and Green Lids



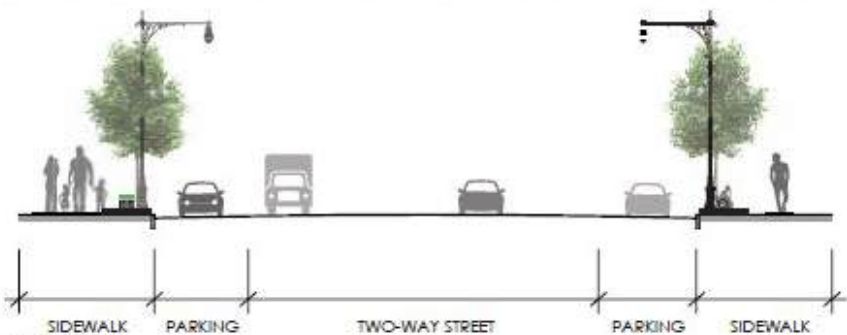
NYCDPR TREE PIT GUARD
Color: Black



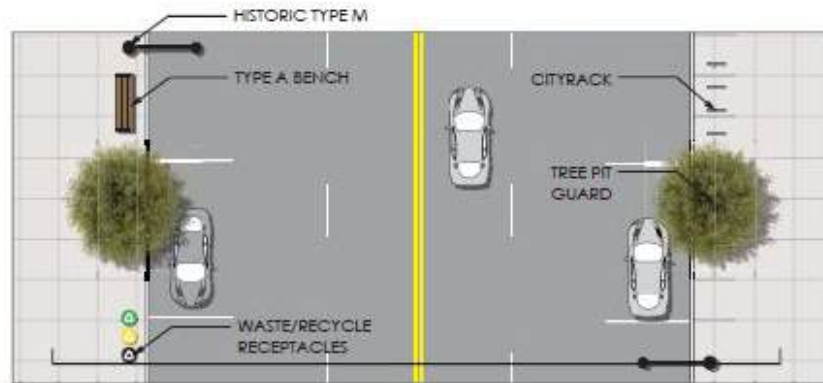
NYCDPR 1939 WF TYPE-A BENCH
Color: Black Frames, Cedar RPL Slats



NYCDOT CONCRETE SIDEWALK



SECTION
N.T.S.



PLAN
N.T.S.



KEY PLAN

STREETSCAPE CONEY ISLAND INFRASTRUCTURE PROJECT



TPOLOGY 1: HISTORIC THOROUGHFARE

DECEMBER 12, 2016
16

Page from Coney Island
Infrastructure Project
Prelim/Final PDC Submission
12/12/16

Lighting Concept

