2.0 PROJECT DESCRIPTION

2.1 Project Setting

The New Meadowlands Stadium Project (Stadium Project) will redevelop portions of the West Site of the Meadowlands Sports Complex (West Site) that is located in the Borough of East Rutherford, Bergen County, New Jersey. The Meadowland Sports Complex is located within a special regional planning area called the Hackensack Meadowlands District (HMD) that is overseen by the NJMC (Figure 2-1). The Meadowlands Sports Complex property is located to the northwest of the Hackensack River and is generally bounded by Paterson Plank Road on the northeast, the New Jersey Turnpike on the east, Route 3 on the south, and Berry’s Creek on the west. Route 120 bisects the Sports Complex property.

The Meadowlands Sports Complex is one of the largest sports and entertainment venues in the entire country. It consists of Giants Stadium, the Meadowlands Racetrack, the Continental Airlines Arena, and ancillary buildings, parking areas and pedestrian walkways (Figures 2-2 and 2-3). The East Site of the Meadowlands Sports Complex (East Site), located east of Route 120, currently contains Continental Airlines Arena, while the West Site, located west of Route 120, includes the existing Giants Stadium and practice facilities and the Meadowlands Racetrack.

For the purposes of this FEIS, a Project Area has been defined for the Stadium Project (Figures 2-2, 2-4 and 2-5). The Stadium Project encompasses two lease areas: a 55-acre lease area located between the existing Giants Stadium and Route 120 where a new Stadium and related Ancillary Development will be constructed, and a 20-acre lease area located in the southwest corner of the West Site in parking lots 13 and 17 where a new Giants Training Facility will be constructed. The Stadium Project also proposes infrastructure improvements on approximately 195 acres on the West Site outside of the lease areas, resulting in a total Project Area of approximately 270 acres. The lagoons are not part of the Project Area since no construction activities are proposed within the lagoons as part of the Project. Photographs of the Project Area are provided in Appendix B of the PEIS. As described further in Section 2.2 below, the construction activities range from construction of new structures, installation and replacement of new below-grade infrastructure, and resurfacing of parking and roadway areas.
Several projects are planned or currently under construction within the general vicinity of the Stadium Project Area (Figure 2-6). The East Site is currently being redeveloped with the Meadowlands Xanadu Redevelopment Project, a mixed-use project around the Continental Airlines Arena. The Meadowlands Xanadu Redevelopment Project will include sports and family entertainment venues, retail, restaurants, hotel/conference facilities and office space. As part of the Meadowlands Xanadu Redevelopment Project, a series of roadway improvements are proposed along Route 120, at the intersection of Route 120 and Route 3, and at the connection of the New Jersey Turnpike Interchange 18W to the Sports Complex. The Railroad Project will provide a new 2.3-mile rail alignment to connect the NJ Transit Pascack Valley Line to a new rail station platform centrally located on the West Site between Giants Stadium, Continental Airlines Arena, Meadowlands Xanadu, and Meadowlands Racetrack. The Railroad Project will provide access to the extensive NJ Transit regional rail network, Amtrak’s Northeast corridor Line, and the Port Authority Trans-Hudson Corporation (PATH) Rapid-Transit System via the Pascack Valley Line and the Frank R. Lautenberg Rail Station at Secaucus Junction. The Railroad Project also includes several roadway improvements within the West Site of the Sports Complex and connections to Paterson Plank Road and Route 120. In addition, the NJTA and NJDOT are planning a series of roadway improvements to the New Jersey Turnpike Interchanges 16W and 18W and connections to Route 3.

The design of the Stadium Project is being coordinated with the above-referenced planned projects as well as other currently operating facilities within the Meadowlands Sports Complex, including the Meadowlands Racetrack and Continental Airlines Arena. As an independent project, the permitting and construction of the Stadium Project will be separate and distinct from these other ongoing developments at the Meadowlands Sports Complex. The Project design, construction phasing plans and Project operation plans that are being prepared by NM Stadco should minimize interference with other projects and operations at the Meadowlands Sports Complex.
2.2 Project Description

The Stadium Project will replace the 30-year old Giants Stadium with a new modern Stadium and will also include related Ancillary Development and a new Giants Training Facility (Figures 2-7 and 2-8). The new Stadium and Ancillary Development will occupy a 55-acre lease area on the West Site located between the existing Giants Stadium and Route 120 (Figure 2-7). The Giants Training Facility will be constructed on a 20-acre lease area located in the southwest corner of the Meadowlands Sports Complex in existing parking lots 13 and 17 (Figures 2-2, 2-7, and 2-8). Other Project-related improvements, including revised parking areas and a modified internal roadway network, will occur in the other existing parking lots and roads on the West Site. Certain utility improvements to service the Stadium Project will require connections to existing infrastructure near Paterson Plank Road and Route 120.

The new Stadium is the anchor of the Stadium Project and will provide a modern environment to attend professional sporting and entertainment events (Figure 2-9). By combining an intimate seating bowl, scoreboards, sound systems, electronic signage, media, way finding signage and other building amenities, game day will be redefined with football-centric attractions designed to enhance the fan experience. The new Stadium may include team and other stores, a hall of fame, sponsored areas, premium program areas and club lounges that can also serve as banquet/conference/dining facilities similar to other uses found in modern stadiums. The new Stadium will be built just to the northeast of the existing stadium and will act as a hub of the Project with program elements radiating from its core. The existing stadium will be demolished once the new Stadium is constructed and operational.

To the south of the new Stadium and plaza areas will be related Ancillary Development (Figures 2-8 and 2-9). The Ancillary Development will be constructed after the new Stadium is operational and is dependent on market demand. The Ancillary Development will include uses that are compatible with the development and operation of the new Stadium and may include uses such as broadcast opportunities; sponsorship; sports medicine, health and fitness clinics and facilities; retail stores; and, restaurants. The Ancillary Development will further integrate the sports, entertainment and retail with the new Stadium and with other Sport Complex elements around it.

The Stadium Project also includes the construction of a new Giants Training Facility in the southwest portion of the West Site to replace the existing training facilities (Figures 2-7 and 2-8). The Giants offices and training fields associated with the existing Giants Stadium will be consolidated into this new facility.
Note: Building design subject to change.
The Stadium Project includes the following five components and is summarized in Table 2-1:

1. **New Meadowlands Stadium** – The anchor of the Stadium Project is a new Stadium that will replace the existing stadium (Figure 2-9). The new Stadium, which will include modern amenities, will be approximately 170 feet tall from grade to the top seating row. The new Stadium will contain approximately 82,500 seats, including suites, club seats and general admission seats. The new Stadium will have a building footprint of approximately 700,000 square feet and provide approximately 2,125,000 square feet of gross building area (GBA). The new Stadium may include several football themed attractions including a football Hall of Fame, football themed dining, sponsored areas, club/banquet/conference space, team offices and related facilities. Approximately 285,000 square feet of Gross Leasable Area (GLA) will be provided within the new Stadium. Outdoor plazas that connect to other Sport Complex elements, including the NJ Transit Rail Facility, will encircle the new Stadium and will include entry features at the northwest, southwest, and east gate locations (Figure 2-8).

2. **Ancillary Development** – An area of Ancillary Development will be provided just south of the new Stadium and plaza area (Figure 2-8). The Ancillary Development will include uses that are compatible with the development and operation of the Stadium and may include broadcast opportunities; sponsorship areas; sports medicine, health and fitness clinics and facilities; retail stores; and, restaurants. As shown in Figures 2-8 and 2-9, the future NJ Transit rail alignment will bisect the Ancillary Development area into two separate but linked areas (i.e., pods) that have a total of approximately 617,000 square feet GBA (approximately 520,000 square feet of GLA). Pod “A”, which includes approximately 375,000 square feet GBA (approximately 300,000 square feet of GLA plus 15% of public non-leasable space and 10% of non-leasable service area), is located between Route 120 and the future NJ Transit rail alignment. Pod “A” will be a single level development elevated approximately 35 feet above grade so that it can maintain appropriate vehicular and rail clearances. The development will sit atop two levels of structured parking and one level at grade that will not be constructed until Pod “A” is developed. Pod “B” is located to the west of Pod “A” and on the west side of the future rail right-of-way. This Ancillary Development area will be constructed at-grade and be comprised of one, two, and three story structures totaling approximately 242,000 square feet GBA (approximately 220,000 square feet of GLA plus 10% of non-leasable service area). These structures will act as the gateway to and from the new Stadium, Stadium plaza area, NJ Transit Rail Facility and other Sport Complex elements. The Ancillary Development will be the last stage of the Stadium Project development, and its construction will depend on market demand. Construction of the Ancillary
Development will occur after the new Stadium is operational and the old stadium is demolished. The Ancillary Development is also planned to enhance the existing pedestrian access to the East Site of the Meadowlands Sports Complex. No communication towers for the broadcast facilities are anticipated to be constructed as part of the Stadium Project.

3. **Giants Training Facility** – The New York Football Giants will construct a new training facility on a 20-acre lease area located in the southwest corner of the Meadowlands Sports Complex within existing parking lots 13 and 17 (Figures 2-7, 2-8 and 2-10). This new facility will replace the existing training facilities and offices that are currently located in and adjacent to Giants Stadium. The new facility will be approximately 400,000 square feet GBA (approximately 360,000 square feet of GLA plus 10% of non-leasable service area) and consist of an indoor practice facility, up to four full-sized outdoor practice fields, a training center with offices and at-grade parking (Figure 2-10). The indoor practice facility will consist of approximately 100,000 GLA of enclosed space for football training. An additional 210,000 GLA of office and training program space is anticipated within multi-level structures up to three stories in height. Approximately 50,000 of the GLA will be reserved for future expansion of the facility for related sponsorship uses.

4. **Parking and Future Tailgating Areas** – The remaining parking and internal roadway network areas to the west of the new Stadium will be reconfigured to radiate parking areas around the Stadium, Stadium plaza and Ancillary Development (Figure 2-8). The reconfiguration of the parking areas will provide fans with more direct and easier access to the Stadium parking lots than is currently available. The reconfigured parking area has been planned and coordinated so as to maximize parking efficiencies and reduce traffic congestion in both ingress and egress situations. New curbing, sidewalks, lighting and landscaping are proposed to improve the existing parking lots (see Section 4.18 for further details). These parking areas will be utilized under a parking management plan coordinated with the NJSEA (see Section 4.11.2.3 for further details). Event parking will be managed in the future so that lot fill patterns and space utilization will be maximized.
Note: For illustrative purposes only. Building design subject to change.
The Stadium Project also includes the future development of tailgating areas, dependent on market conditions that can accommodate related merchandising, food and beverage operations, and restroom facilities as well as provide a gathering place for media and entertainment opportunities in conjunction with games/events. Each structure will have a GBA of approximately 5,000 square feet. Two future tailgate zones are contemplated at this time, for a total of 10,000 square feet GBA.

5. Site Circulation – Internal road circulation improvements will be implemented as part of the Stadium Project to better designate, control and separate both permit and non-permit parking areas, thereby speeding up entry and exit times for events (see Section 4.11.2 for further details). The site circulation improvements include the introduction of both an inner and middle loop road system west of the new Stadium, and the construction of a new west peripheral road to provide easy access to parking areas and toll plazas (Figure 1-1). Vehicular traffic will navigate the West Site via a new circulation or loop road that will provide easier access to parking areas and toll plazas. Existing pedestrian and vehicular inter-connections with the East Site may be replaced and upgraded. The North Access Road will be slightly realigned and the Plaza B toll booths replaced with a smaller plaza southeast of the Racetrack canopy. These reconfigurations and upgrades on the West Site will take into account operation of all Meadowlands Sports Complex venues and be compatible with currently planned off-site roadway improvements by others.

The Stadium Project will also provide an at-grade plaza and pedestrian way around the new Stadium that will be adjacent to the future NJ Transit rail station platform (Figure 2-9). The Stadium plazas and walkways will create a continuous area of open space and pedestrian-oriented atmosphere to directly link the new Stadium to the rail station. The developers of the Stadium Project are working closely with NJ Transit and NJSEA to develop a pedestrian environment that may facilitate future ridership on the trains and to enhance pedestrian access between the rail station and the new Stadium in order to promote and maximize rail ridership.
Table 2-1 provides a summary of the Stadium Project components and lists the approximate area of each component.

<table>
<thead>
<tr>
<th>Project Component</th>
<th>Approximate Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>GLA(^1)</td>
</tr>
<tr>
<td>New Meadowlands Stadium</td>
<td>285,000(^3)</td>
</tr>
<tr>
<td>Ancillary Development</td>
<td>520,000(^4)</td>
</tr>
<tr>
<td>Giants Training Facility</td>
<td>360,000</td>
</tr>
<tr>
<td>Future Tailgating Areas</td>
<td>10,000(^5)</td>
</tr>
</tbody>
</table>

1. GLA is Gross Leasable Area in Square Feet (SF)
2. GBA is Gross Buildable Area in SF and includes leasable areas, non-leasable public space and non-leasable service areas
3. Non-event day leasable areas such as a Hall of Fame, sponsored areas, team stores and related facilities
4. GLA and GBA includes both Pod A and Pod B
5. Two future tailgating areas with each approximately 5,000 SF
Table 2-2 provides a comparison of existing and proposed stadium features.

<table>
<thead>
<tr>
<th>Stadium Feature</th>
<th>Existing Giants Stadium</th>
<th>Stadium Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stadium Footprint</td>
<td>450,000 SF (10.3 acres)</td>
<td>700,000 SF (16 acres)</td>
</tr>
<tr>
<td>Seating Capacity</td>
<td>80,242</td>
<td>82,500 (approx)</td>
</tr>
<tr>
<td>Suites</td>
<td>119</td>
<td>200</td>
</tr>
<tr>
<td>Height Above Grade</td>
<td>144 ft</td>
<td>182 ft</td>
</tr>
<tr>
<td>Parking Spaces (Striped)</td>
<td>27,700</td>
<td>27,500</td>
</tr>
<tr>
<td>– Sports Complex (Approximate)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The existing stadium will be demolished after the new Stadium is constructed and operational. The stadium will be demolished in accordance with all applicable local, state and federal regulations. Following the demolition of the stadium and removal of the material that can not be reused as fill, the remaining hole will be filled and paved. Parking areas, internal roadways, future tailgating zones, and pedestrian walkways will be built in the footprint of the demolished structure.

New landscaping will be provided in the Project Area in appropriate areas (see Section 4.18 for further details). The reconfigured loop roads, parking fields, and pedestrian walkways will be edged by shade trees. Built-in-planter, bollards, benches and low shrubs will be used to guide pedestrian circulation through the Ancillary Development and plaza spaces. New roadway and parking lighting will be installed to enhance safety and security and provide a clean, consistent aesthetic throughout the Project Area. Updates to the Meadowlands Sports Complex site signage will be provided (see Section 4.11.2 for further details). Trash receptacles and recycling bins will be provided for patrons.

As discussed in more detail in Section 4.10, the Stadium Project will require the relocation, replacement, and installation of infrastructure including sanitary sewer line and potable water mains within the West Site. Sanitary sewer lines from the Stadium Project components will be connected to the existing East Rutherford Pump Station located on the Meadowlands Sports Complex property northwest of the Racetrack. A new water distribution system will be constructed with a connection to the existing system near the future NJ Transit rail station.
platform. A new natural gas main will be constructed from Paterson Plank Road to service the new facilities. A new electrical service system will be provided to the proposed buildings from the existing electric system that currently services the Meadowlands Sports Complex. New storm sewer trunk lines, including manholes and catch basins, will be constructed and integrated with the existing stormwater management system on the Meadowlands Sports Complex.

As part of the Project design process, a number of design options have been incorporated to implement sustainable growth practices, improve environmental performance and reduce energy consumption. The design options to be incorporated into the Stadium Project include use of low sulfur fuels, implementation of a construction debris recycling program during construction; specification of all equipment to be non-ozone depleting, “buy local” program for materials; use of energy efficient and United States Environmental Protection Agency (USEPA) Energy-Star compliant equipment such as lighting; Direct Digital Control (DDC) and Heating, Ventilating, and Air Conditioning (HVAC) controls; waterless urinals throughout the Stadium; and low Volatile Organic Compounds (VOC) adhesives, paints and coatings, carpets, composite wood and other interior finish materials where practicable.

2.3 Project Sponsor

The Stadium Project is sponsored by the NJSEA, a state agency which owns and manages the Meadowlands Sports Complex. On October 12, 2006 the NJSEA Board of Commissioners provided preliminary master plan approval to the June 2006 “Master Plan for a New Meadowlands Stadium and Ancillary Component” submitted by NM Stadco. NM Stadco has entered into a ground lease with the NJSEA for the 55-acre Project site lease area and, at a later date, NM Stadco may assign its interests to other entities who will assume responsibility for the development of the Ancillary Development. The 20-acre Giants Training Facility lease area will be developed by the New York Football Giants (or an affiliate thereof) who will enter directly into a ground lease with the NJSEA for this purpose. The ground lease and related Project documents set forth the terms for construction and operation of the Stadium Project, including that the Meadowlands Xanadu Developer’s concurrence shall be a condition to the proposed Ancillary Development described above in Section 2.2 (including, without limitation, retail stores and restaurants), to the extent such concurrence is required by the terms of existing agreements between the NJSEA and the Meadowlands Xanadu Developer.

As an entity of the State of New Jersey, the NJSEA is responsible for the preparation of this EIS, which is being used to support the Section 5:10-5x and Section 5:10-23 Consultation Process with the NJDEP and NJMC.
2.4 Project Location, Type and Character

Section 5(x) of the NJSEA’s enabling Legislation requires the NJSEA to consult with the NJMC on the location, type and character of proposed projects (N.J.S.A. 5:10-5x). This section of the FEIS has been prepared to summarize information about the location, type, and character of the Stadium Project and reference the reader to other sections of the FEIS where this information is presented in further detail.

**Project Location** – As described in Section 2.1, the Stadium Project is located on the West Site of the Meadowlands Sports Complex in East Rutherford, New Jersey (Figures 2-2, 2-3, 2-4, and 2-5). The Project Area of the Stadium Project is currently developed with Giants Stadium, expansive paved parking areas, a roadway network, and grass medians (Figure 2-5). The location of all Stadium Project components will be within existing developed areas on the West Site of the Meadowlands Sports Complex. The location of each Project component was selected in consultation with the NJSEA to allow for the redevelopment of the West Site with a new Stadium and related development while avoiding any direct impacts to existing venues at the Sports Complex and environmentally sensitive areas along Berry’s Creek.

**Project Type** – The Stadium Project will replace the 30-year old Giants Stadium and associated training facilities with a new modern Stadium along with related Ancillary Development and a new Giants Training Facility (Figures 2-7, 2-8, 2-9 and 2-10). As described in Section 2.2, the Stadium Project includes five major components that have different but related uses:

- New Meadowlands Stadium;
- Ancillary Development;
- Giants Training Facility;
- Parking and Future Tailgating Areas; and
- Site Circulation.

The new Stadium will have sports, entertainment and retail uses that will include a football field and fan seating, and may include football team stores and other stores, a football hall of fame, sponsorship areas, premium program areas and club lounges that can also serve as banquet/conference/dining facilities similar to other uses found in modern stadiums. The new Stadium will hold events similar to the existing stadium including professional football games, soccer events and concerts. The Ancillary Development will include commercial, retail, restaurant and entertainment uses that are
compatible with the development and operation of a new stadium such as broadcast opportunities; sponsorship; sports medicine, health and fitness clinics and facilities; retail stores; and, restaurants. The Giants Training Facility will be a sports and entertainment use that will replace the existing training facilities and football operation offices that are currently located in and adjacent to Giants Stadium. Future designated tailgating areas in the parking areas near the Stadium will accommodate related merchandising, food and beverage operations, restroom facilities, and provide a gathering place for media and entertainment opportunities in conjunction with games/events.

NJSEA’s enabling legislation allows for a variety of uses at the Meadowlands Sports Complex including sports, entertainment, restaurants, vending establishments, recreation, lodging establishments, offices, and transportation structures (N.J.S.A. 5:10-6(a)1). Additionally, the language in the statute acknowledges that other facilities may also be considered that are “related to, incidental to, necessary for, or complementary to the purposes of” the specific uses listed (N.J.S.A. 5:10-6(a)1). The type of land uses proposed by the Stadium Project are consistent with the legislative uses envisioned for the Meadowlands Sports Complex. In addition, the types of uses proposed by the Stadium Project are consistent with the NJMC’s Master Plan and designated land use of the Meadowlands Sports Complex.

**Project Character** – The character of this Project is that of a replacement stadium in a previously disturbed site. The opportunity that this Stadium provides is to reposition the Meadowlands Sports Complex as a premier sports and entertainment complex and to improve the existing facilities at the Sports Complex through the replacement of the existing Giants Stadium and training facilities and expanded Stadium related program elements. The replacement Stadium will be located in an urban setting on a previously disturbed site with extensive paved areas. The design of the Stadium Project seeks to knit together the existing and new venues at the Sports Complex into a coherent sense of place and an attractive themed sports and entertainment destination. The Stadium Project will enhance the connection between uses at the Meadowlands Sports Complex through the creation of new pedestrian plazas and redesigned internal parking and roadway system.

The components of the Stadium Project will be tied together by their profile and size. The new Stadium, Ancillary Development and Giants Training Facility will utilize complementary materials, but will, by necessity, be different in scale and composition. As further discussed in Section 4.18, the new Stadium will be similar in scale to modern
stadiums throughout the country and be larger than the existing stadium. The Giants Training Facility buildings will be up to three stories in height and be new buildings on the Sports Complex. The athletic fields developed as part of the Giants Training Facility will be of similar size to the practice fields now located next to Giants Stadium. The new Ancillary Development buildings will complement both the new Stadium and other Sports Complex venues, and be several stories in height. The landscape design will be used to blend the character of the proposed structures, pedestrian walkways, roadways and parking areas with the natural landscape of the Meadowlands.

2.5 Project Schedule and Construction Phasing

The master schedule for the Stadium Project calls for the movement of the existing practice fields to the Giants Training Facility area and relocation of utilities within the footprint of the new Stadium during 2007. Construction of the new Stadium and Giants Training Facility buildings are expected to start in the second quarter of 2007, after all permits and approvals are issued. It is anticipated that the new Stadium will be operational for the fall 2010 football season. A construction sequencing plan will be developed to coordinate and minimize interference with other uses and projects on the Meadowlands Sports Complex property. After the new Stadium is operational, the existing Giants Stadium will be demolished and the area converted into parking areas and Ancillary Development. The Ancillary Development will be constructed after demolition of the old stadium and is dependent on market conditions.