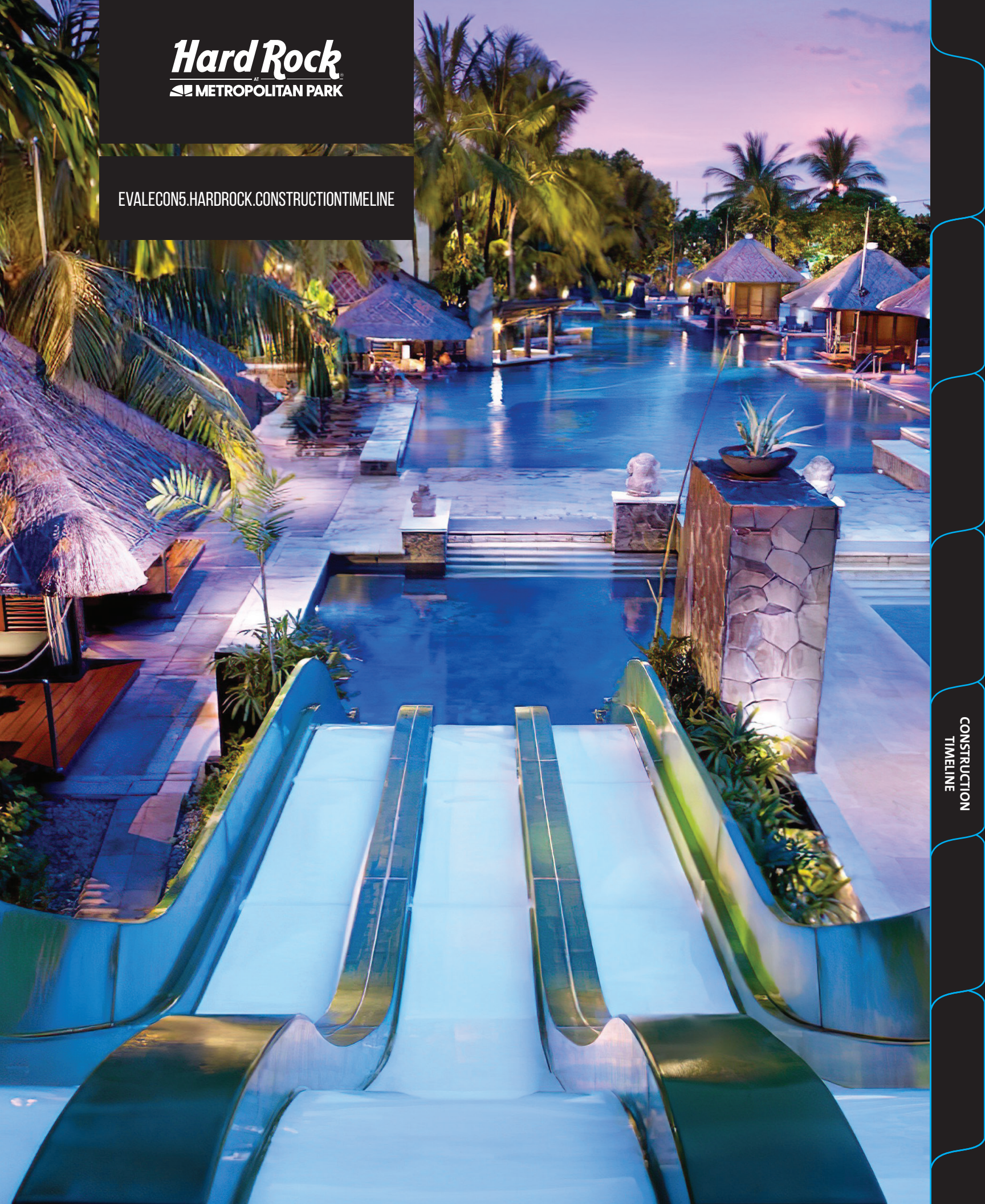


**Hard Rock**  
AT  
METROPOLITAN PARK

[EVALECON5.HARDROCK.CONSTRUCTIONTIMELINE](http://EVALECON5.HARDROCK.CONSTRUCTIONTIMELINE)



**A proposed timeline of construction of the proposed Gaming Facility that includes:**

- **Detailed stages of construction for opening phase of the Gaming Facility and non-gaming structures and all related infrastructure improvements.**
- **Major events/milestones/deadlines, including design plans completed, construction bid award, construction financing received, site secured, start site mitigation/remediation if necessary, excavation, grading and earth works, start construction, approvals, infrastructure completion dates, permanent financing executed, certificate of occupancy, training start, building loading, system testing, dry runs, and the like, and the timeframes or deadlines associated therewith.**
- **Any proposed construction phasing plan, including the proposed sequence of any phases, whether any phases are dependent upon future events, and if so, clearly describe such future events, and the approximate dates of beginning and completion of each phase.**

The planning and development of the Integrated Resort and the surrounding Metropolitan Park has been ongoing since 2021, and significant steps necessary to begin construction. Hard Rock Metropolitan Park will promptly obtain approvals from the New York City Department of Buildings (DOB) to begin site preparation, pile installation, and underground utilities' development. To enable Hard Rock Metropolitan Park to be able to meet the timeline opening and to be shovel ready if awarded a gaming license, it has already performed, or is in the processing of performing, such items as environmental review and remediation, completed schematic drawings, ordering of certain materials in hopes of obtaining the license. Hard Rock Metropolitan Park will commence construction in January 2026 and anticipates opening the facility on or before June 30, 2030. Anticipated construction schedules for each element of Metropolitan Park, including the Integrated Resort and all non-gaming structures, such as parking structures and Taste of Queens, have been described in **EvalEcon5.HardRock. ConstructionTimeline.Attachment-1**, which provides a proposed timeline of construction of the proposed Integrated Resort and Metropolitan Park and all related infrastructure improvements. Further, the Hard Rock Metropolitan Park permit summary schedule and detailed construction schedule is attached as **EvalEcon5.HardRock.ConstructionTimeline.Attachment-2**. The Integrated Resort along with parking structures, outdoor public spaces, Taste of Queens, and improvements for Metropolitan Park will all be completed and opened to the public at the same time.

The Environmental Impact Statement (EIS) was submitted in September 2024. The final EIS (FEIS) was completed and published on February 19, 2025 (CEQR number 23DME006Q). On March 12, 2025, Hard Rock Metropolitan Park had its land use and re-zoning proposals overwhelmingly approved by the New York City Council, which was the final step of the City's Uniform Land Use Review Procedure

(ULURP). In hopes of being awarded a license, Hard Rock Metropolitan Park has already begun the process of obtaining DOB approvals and conducting all geotechnical investigatory work required for pile construction.

In 2025, both houses of the New York State Legislature passed, and the Governor signed into law, legislation that authorizes the city of New York to discontinue the use of the Project Site as parkland and alienate certain land within Flushing Meadows Corona Park, allowing Hard Rock Metropolitan Park to build a gaming facility and develop the surrounding area.

As for roadway improvement due diligence, Vanasse Hangen Brustlin, Inc. (VHB) is assisting Hard Rock Metropolitan Park with obtaining approvals from the New York City Department of Environmental Protection (DEP) to begin limited temporary and permanent roadway construction in advance of any license award. Steel procurement has also commenced (via mill orders) for the various types of piles, underground utility piping, and precast for the Northfield garage. Such procurement is essential to maintain the four-year construction schedule starting January 2026. Hard Rock Metropolitan Park is additionally in discussions with the Metropolitan Transportation Authority (MTA). Engineering and consulting firm, STV, has progressed the MTA design and construction documents to 30 percent, which were submitted to the MTA in July 2024. The construction documents depict proposed modifications to the New York City Transit Authority's Mets-Willets Point Station, including providing new ADA-compliant elevators, stairs, and entrance canopies, as well as other circulation and capacity related improvements that Hard Rock Metropolitan Park will undertake. Further, design and construction documents for all elements of the Integrated Resort have begun. Schematic Design Documents are at 100 percent, Design and Development Documents are at 25 percent, and Construction Documents are at 5 percent - with drawings sufficient to commence construction of foundations and the super structure immediately. At the time of award, we expect to be at 100 percent for Schematic Design Documents, 100 percent for Design and Development Documents, and 20-25 percent for Construction Documents.

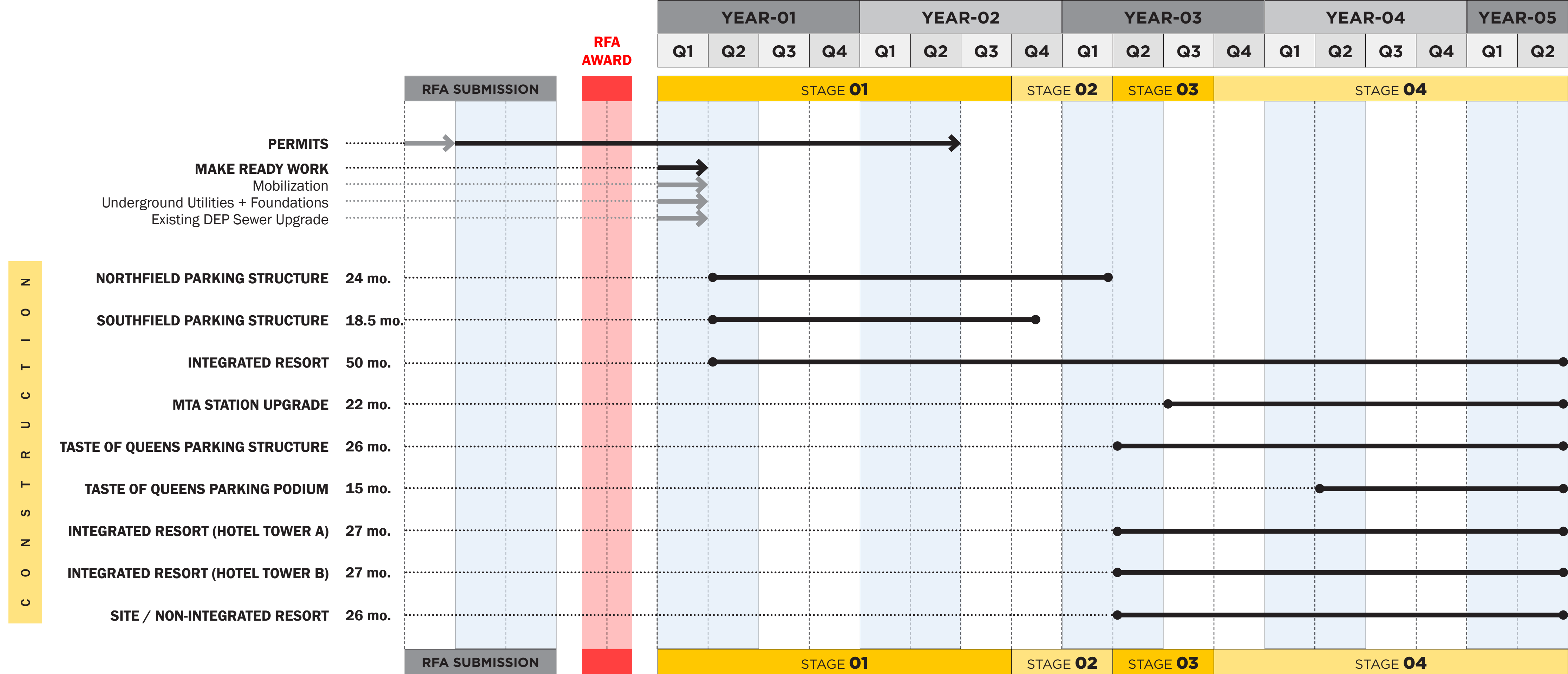
The proposed timeline of construction was developed by following the following principals: safety of the public and workforce, minimal disruption to traffic and parking, maintenance of minimum parking required for the NY Mets, and the earliest possible completion of the Integrated Resort and Metropolitan Park. Hard Rock's design and construction partners have carefully evaluated the project site and building design to create a logistics plan and schedule fitting these parameters. Additionally, as noted, Hard Rock Metropolitan Park has been engaged with local and municipal stakeholders to understand a construction sequence that minimizes the disruptions to the community and surrounding businesses, with focus on pedestrian flow, NYC Parks operations, MTA operations, NY Mets parking,

and area traffic patterns. The success of this project will not only be measured in safety, quality, and ability to open the resort, but additionally by Hard Rock Metropolitan Park's ability to become a vigilant steward of the community and a good neighbor from Day 1.

This is not a phased project. Hard Rock Metropolitan Park is committed to building the Integrated Resort as outlined in this response with two towers and 1,000 rooms initially. Hard Rock Metropolitan Park will continuously review options for expansion. The Final Environmental Impact Study conducted by the City of New York analyzed a total development of up to 2,300 rooms. The infrastructure necessary to add an additional hotel tower with approximately 500 rooms will be included in the initial construction of the Integrated Resort. No later than the end of year three of operations, Hard Rock Metropolitan Park will confirm whether, based on performance, it will build the additional tower with 500 rooms, for which Applicant is seeking approval as a potential expansion option as part of this application. Hard Rock Metropolitan Park will obtain any further regulatory reviews or approvals which may be needed and would seek to construct and deliver the additional tower not later than Year 6 of operations. Thereafter, based on operations, Hard Rock Metropolitan Park may expand its facility to potentially include an additional tower for a total of 2,300 rooms with additional gaming space and amenities, subject to any further regulatory reviews or approvals. Neither expansion would adversely affect the operations of the Integrated Resort or its usage by patrons during the expansion periods. As Hard Rock Metropolitan Park believes it will exceed the anticipated performance, it has included market and economic impact studies for both the 1,000 room Integrated Resort and the 1,500 room Integrated Resort.

Overall, Hard Rock Metropolitan Park is wholistically planned and deigned to operate as an all-encompassing, single-phased project that incorporates the following features into the Integrated Resort: multiple parking facilities; a Taste of Queens community space and food hall; 25-acres of community park; a renovated and ADA-accessible MTA station; and improved highway access and roadways.

**EvalEcon5.HardRock.ConstructionTimeline.Attachment-1.**



**EvalEcon5.HardRock.ConstructionTimeline.Attachment-2.**







