

THE NEW TERMINAL ONE

JFK INTERNATIONAL AIRPORT



M/W/LBE, SDVOB Information Session:
Retail Design and Technical Criteria Guidelines

February 14, 2023

Agenda

❑ Commitment to Diversity

Kimberly D. Hardy, New Terminal One

❑ Introductions

Palmina Whelan, New Terminal One

Brad Tollefson, SVP, Airport Development, URW

❑ Design Criteria

Emily Rubin, Design Director, Airport Development, URW

❑ Questions & Answers

NTO & URW Staff

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RFP for Retail Design & Technical Criteria Guidelines: Designing a Re-Imagined Retail Experience for NTO

Unibail-Rodamco-Westfield (URW) will issue a RFP to select a creative and innovative design partner to help develop and establish the NTO's Retail Design and Technical Criteria Guidelines. URW aspire to create the ultimate travel experience by combining stunning physical spaces with world-class hospitality.

M/W/LBE & SDVOB Information Session

**Tuesday, February 14, 2023
2:00 PM**

REGISTER HERE

For more information:
www.anewjfk.com

The Retail Design and Technical Criteria Guidelines are a resource to support the Retailer's Architect, Designer and Engineers to prepare drawings and specifications that will meet the environmental expectations for the new JFK NTO. The objective is to allow the maximum expression of a retailer's individual personality and character, while creating a New York sense of place and maintaining a cohesive level of quality throughout the terminal.

Today's Speakers



Kimberly D. Hardy
M/WBE Participation
New Terminal One



Palmina Whelan
President
Palmina Whelan
Strategic Solutions
New Terminal One



Bradley Tollefson
URW Airports
SVP of Development



Emily Rubin
URW Airports
Director of Design

Reaffirming Our Commitments

- On September 8th, The New Terminal One, the largest terminal at JFK International Airport, broke ground and represents an integral part of the overall redevelopment program now underway.
- The reimagined terminal will have state-of-the-art technology, best sustainability practices, public art, local concessions, and revamped roadways to create a transformative and positive world-class passenger experience.
- The construction is in phases, with the arrivals and departures hall and 14 new gates set to open in 2026, just in time for the NY/NJ FIFA World Cup.
- 30% M/WBE goal (20% MBE, 10% WBE) and 10% LBE goal across all phases and disciplines of the project
- 3% SDVOB goal for design and construction



NTO recognizes the importance of creating jobs, supporting local businesses, promoting diversity, and delivering opportunities to the local community

Our World-Class Team

FINANCIAL SPONSORS	   
CAPITAL PROJECT DELIVERY	     
DESIGN-BUILDER	 
CONCESSIONS DEVELOPER/MANAGER	

The New Terminal One Redevelopment Project

To be built on site of the existing Terminal 1, Terminal 2 and former Terminal 3

9 Widebody Gates / **1** Narrow body Gate

0.7 million square foot building

45 acres (current T1 site)

All-International traffic



23 Widebody Gates / **1** Narrow body Gate

2.4 million square foot building

134 acres (current T1, T2 and former T3 sites)

All-International traffic



2.4M square feet of terminal space, **250% larger** than existing terminal

More than **300,000 square feet** of dining, retail, lounges, and recreational space, offering passengers a uniquely New York sense of place.

The New Terminal One Impact

Jobs



10,000+ total jobs
6,000+ local construction jobs

Local



Creating opportunities for local firms and residents
Prioritizing 37 local zip codes and Queens

Labor



Project Labor Agreement with leading MWBE and local hiring provisions
Building Trades investing through Ullico as a Financial Sponsor

Community



Initiatives on education, workforce, environmental, and business development
JFK Airport Academy to upskill local workforce

Sustainability



Green Energy and carbon reduction initiatives
LEED Certification through construction and state-of-the-art operational capabilities
Envision Certification to evaluate the sustainability of civil infrastructure

Diversity



30% M/WBE participation goal across all disciplines and phases; **3% SDVOB** participation goal for design and construction work

Diversity Goals

30% M/WBE goal across all phases and disciplines of the project

20% MBE

10% WBE



3% Service-Disabled Veteran owned Business (SDVOB) goal
across all phases and disciplines of the project



Contractor Workforce hiring goals for minorities and women:

40% for laborer

30% for other trades

7% for women

Prioritization of local firms starting with Southeast Queens and Western Nassau, followed by the Borough of Queens and the New York and New Jersey Port Districts

Defining Local for Contracting and Hiring

Tier 1 – Within the 37 zip codes surrounding JFK

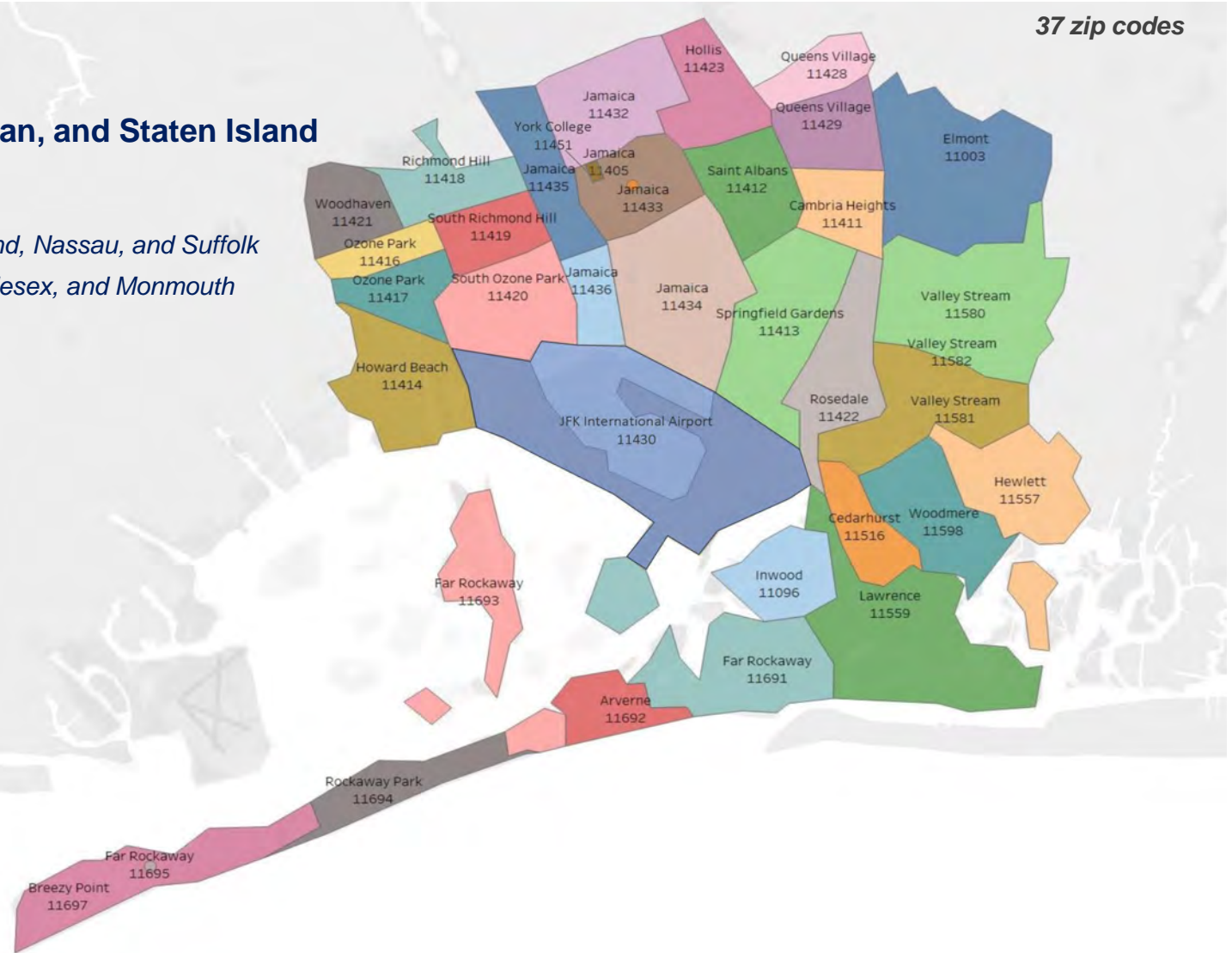
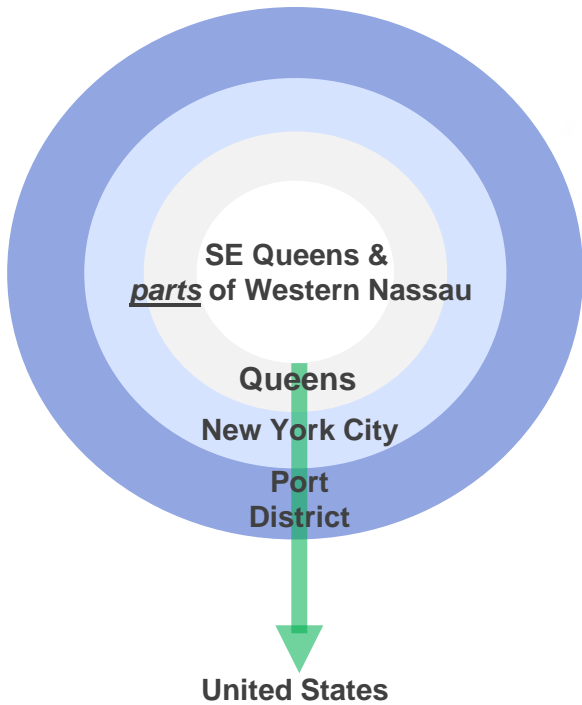
Tier 2 – Within the Borough of Queens

Tier 3 – Within the Boroughs of Brooklyn, Bronx, Manhattan, and Staten Island

Tier 4 – Within the Port District

New York: Kings, Queens, Bronx, New York, Richmond, Westchester, Rockland, Nassau, and Suffolk

New Jersey: Bergen, Passaic, Hudson, Essex, Morris, Union, Somerset, Middlesex, and Monmouth





A NEW ERA:
Designing a *Re-Imagined* Retail
Experience for the New Terminal One

Who We Are

- Unibail-Rodamco-Westfield (URW) is the creator and operator of sustainable destinations that connect people and communities through extraordinary, meaningful shared experiences. Our strategy is to create and operate flagship assets in leading markets that deliver great experiences for retailers, brands, and consumers.
- In addition to Shopping Centers, we are also one of the largest and most experienced airport retail developers in the US, URW understands the evolving needs and expectations of travelers.
- Working with Airport Authorities and Operators as well as Airlines, we can create the ultimate travel experience by combining stunning physical spaces with an efficient digital journey and world-class hospitality.
- We aim to empower our people to become sustainability and diversity change-makers. Sustainability is embedded within our business strategy and our commitment to continue being a leader in this area.



LAX Airport - Tom Bradley International Terminal

Our Role

- Once the New Terminal One is constructed, URW will serve as the Concession Manager, leading the project's non-aeronautical revenue platforms including dining, retail, duty-free, entertainment, and experiential concepts
- Within URW Airports, we strive to curate an **impactful experience** into the built environment. We collaborate with external design partners to develop trendsetting programs and aesthetics that fit the URW brand
- URW's design core values are to **create amazing, inclusive, sustainable places and experiences** that enrich the communities where we live, work, and play
- We are focused on driving **innovation** and delivering a great experience for retailers, brands, passengers, and consumers



Retail Design Criteria Guidelines

- **Purpose:** Visioning for all retail zone areas, including integration and design strategies surrounding the base building architecture
- The Retail Design Criteria Guidelines are to help the Tenant's architect, designer, and engineers prepare drawings and specifications that will meet the environmental expectations for the new JFK NTO. Our objective is to allow the maximum expression of a retailer's individual personality and character, while creating a New York sense of place and maintaining a cohesive level of quality and cohesion throughout the terminal



LAX Retail Examples

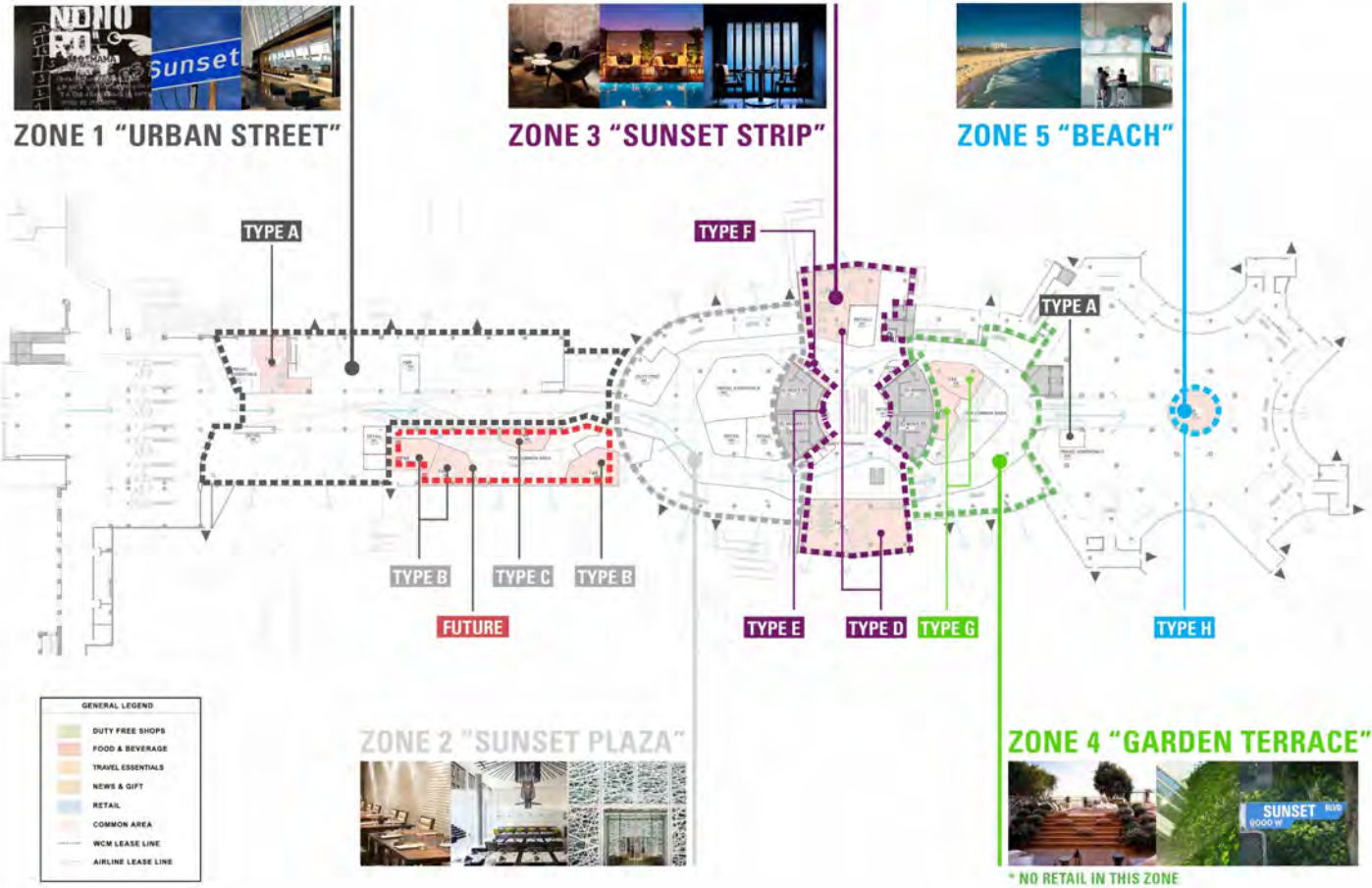
Technical Criteria Manual

- **Purpose:** Provide detailed information to concessionaires such that each concessionaire is provided all relevant information regarding the various building structures, systems, requirements, and restrictions necessary to design, construct, and operate its respective unit(s) as seamlessly as possible
- The Technical Criteria Manual will provide all the necessary information to depict relevant base building systems, all interface points, and the responsibility of various parties.



Setting the Vision

T6 - TENANT ZONES - DEPARTURES



Overall Design Vision and Tone to be expressed in the Design Criteria

YOU SET THE TONE

THE VISION: CONCEPT NARRATIVE



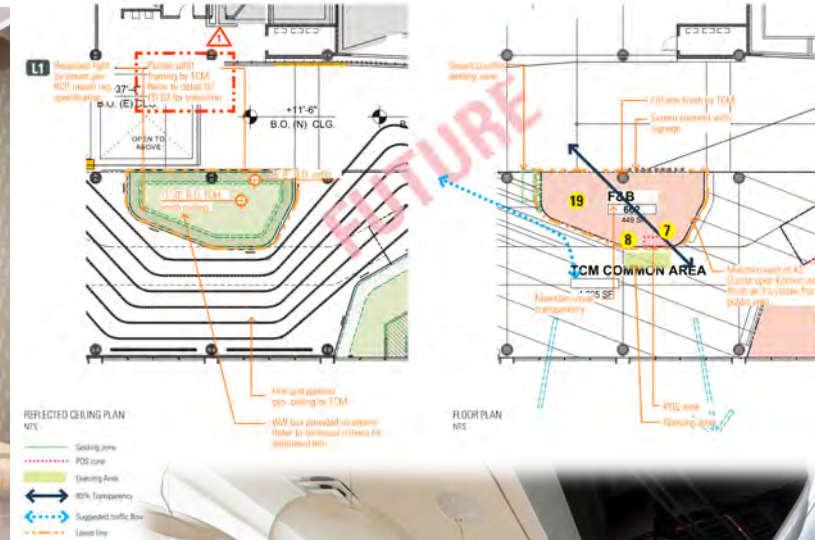
Overall Tenant Zone & Vision:
LAX Terminal 6 Examples



Creating Design & Setting Expectations



Criteria Rendering & Design Intent
LAX Terminal 6 Example



Criteria Guidelines
LAX Example



Final Outcome (LAX Terminal 6)

Exceptional Design & Brand Expression



Attention to Detail is Key

Final Outcome (LAX Retail Examples)

RFP Process *



**Target dates*

Q & A

JFK

JFK



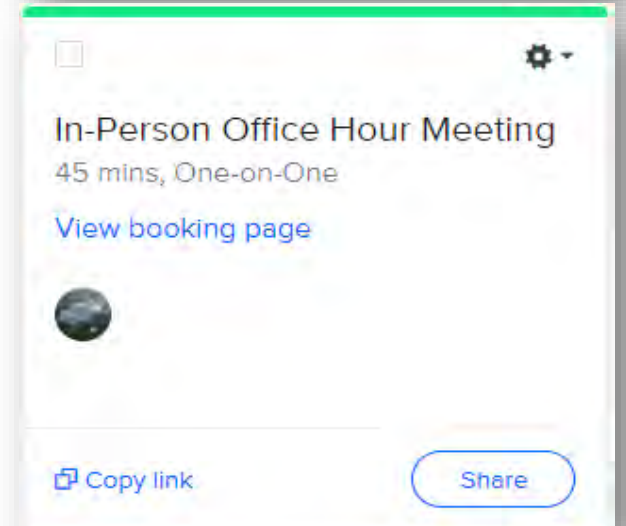
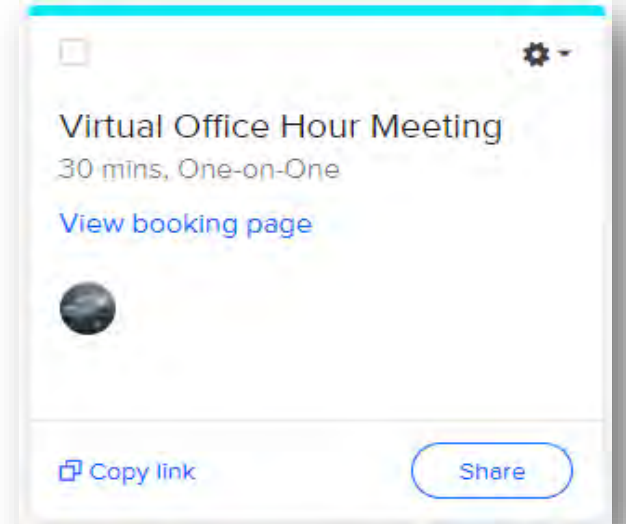
Stay Connected

Office Hours

- Register for 1-on-1 Meetings:
 - **Virtual:** Daily from 9:00am to 5:00pm
 - **In-Person at JFKR Community Information Center:** Wednesdays from 12:00pm to 5:00pm

2023 Upcoming Sessions

- M/W/LBE, SDVOB Information Session, March 14
- M/W/LBE, SDVOB Information Session, April 11
- M/W/LBE, SDVOB Information Session, May 9



An aerial photograph of the JFK airport terminal, showing the large, modern building with a central tower and multiple wings. The terminal is surrounded by runways, taxiways, and parking areas. The image is overlaid with a semi-transparent blue filter. The text is centered and white, with underlines for the URL and email address.

To learn more visit:
www.anewjfk.com/projects/the-new-terminal-one/

General Inquiries: info@onejfk.com