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Programming

MLS NEXT Pro Stadium - Base Program



Moody Nolan

MOODY NOLAN/ Pendulum

12/12/2024

PROGRAM VERIFICATION ITEM

STADIUM SEATING		QUANTITY	SF	TOTAL NSF	TOTAL GSF	SEATS	NOTES
Event Level	West Field Side Club Seating					130	20.25% premium seating provided currently Rack mounted premium seating
	East Field Side Club Seating					170	Rack mounted premium seating
Main Concourse	West Sideline Seating					500	34" tread, fixed armchairs w/ 19" seats min.
	East Sideline Seating					1,350	34" tread, fixed armchairs w/ 19" seats min.
	South Supporter Bleacher Seating					1,630	33" tread, supporter seating - safe stand seating and bench
	West Club Seating					800	34" tread, fixed armchairs w/ 21" seats min.
	West Suite Box	10	420	4,200		120	14x30 suites; 12 seats per suite. Center most suite reserved for Sporting Director
	West Party Deck	150	15	2,250		150	15 sf/person for outdoor seating (sf would be part of concourse)
	East Party Deck	150	15	2,250		150	15 sf/person for outdoor seating (sf would be part of concourse)
	Total Main Concourse Level Seating			8,700		5,000	
Upper Concourse	West Grandstand General Seating					2,500	33" tread, fixed armchairs w/ 19" seats min.
	Total Grandstand Seating					2,500	
Total Stadium Seating						7,500	

STADIUM RESTROOMS		QUANTITY	SF	TOTAL NSF	TOTAL GSF	NOTES
Public Restrooms	Men's Rooms	57	60	3,420		30 lavatories in men's restrooms - accounts for 12,562 total capacity during concert events
	Women's Rooms	110	60	6,600		39 lavatories in women's restrooms - accounts for 12,562 total capacity during concert events
	Family Toilets	6	85	510		one per bank of restrooms
	Total Public Restrooms	173	205	10,530		
Club/Suite Restrooms	Men's Rooms	12	60	720		locate on club level
	Women's Rooms	21	60	1,260		3 lavatories in men's rooms
	Family Toilets	2	85	170		4 lavatories in women's rooms
	Total Club/Suite Restrooms	35	205	2,150		
Total Stadium Restrooms				12,680	16,484	

STADIUM HOSPITALITY/ GUEST SERVICES		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Lounge / Hospitality	Multipurpose					Flexible room that would allow club lounge and suite lounge to be separated. Would hold other events on non game days.
	Club Lounge	1	1,500	1,500		bar, high top tables, seating. Would hold other events on non-game days.
	Sensory Room	1	85	85		
	Mother's Room	1	85	85		
	Total Lounge/ Hospitality			4,170	5,421	
First Aid / Guest Services	First Aid Room for emergency treatment	1	120	120		(1) exam table with curtain
	Restroom	1	85	85		inside First Aid
	Guest Services	1	120	120		Desk for staff, 3-4 waiting chairs, storage for wheelchairs / assist listening, lost and found
	Mother's Room	1	85	85		
	Total First Aid / Guest Services			410	533	
Total Hospitality/ Guest Services				4,580	5,954	

FOOD AND RETAIL FACILITIES		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Concessions	Concession Stands (POS)	63	110	6,930		1 POS per 120 seats
	Just Walk Out	4	110	440		Mix of beverage and warm food JWO's. DC United has requested that we look at outdoor options
	Concession Storage	2	300	600		
	Portable Concession Stands	4	0	0		
	Concession Stand Custodial	4	80	320		1 per quadrant, 2 levels
	Total Concessions			8,290	10,777	
Kitchen / Commissary Support	Central Kitchen	1	2500	2,500		
	Club Pantry	0	300	0		
	Suite Pantry	0	200	0		
	Press Pantry	1	100	100		
	Kitchen Offices	1	120	120		Kitchen manager, staff management
	Cash / Vault Room	1	120	120		
	Kitchen Staff Locker Room	1	100	100		Lockers, benches, time clock.
	Kitchen Staff Break Room	1	150	150		Counter with coffee maker, microwave, fridge
	Kitchen Staff Restroom	2	85	170		2 single user restrooms
	Food Service Custodial	1	100	100		
	Total Kitchen / Commissary Support			3,360	4,368	
Vendor Restaurant	Vendor Restaurant (stadium pub)	1	3000	3,000		
	Vendor Kitchen	1	2000	2,000		Shelled space with gravel floor in restaurant and kitchen
Retail	Total Vendor Restaurant			5,000	6,500	
	Team Store	1	2000	2,000		Includes manager office and storage. Shelled space with concrete slab and base finishes
	Portable Carts	0	0	0		SF included on the concourse, power/data required
Total Retail				2,000	2,600	
Total Food and Retail Facilities				18,650	24,245	

LOCKER ROOMS FACILITIES		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Home Team A	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
	Closet	1	100	100		
	Total Home Team A Lockers			2,800	3,640	
Home Team B	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
	Closet	1	100	100		
	Total Home Team B Lockers			2,800	3,640	
Visitor Team A	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
	Closet	1	100	100		
	Total Visitor Team A Lockers			2,800	3,640	
Visitor Team B	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
	Closet	1	100	100		
	Total Visitor Team B Lockers			2,800	3,640	

Officials Lockers	Officials Locker Rooms	2	420	840		lockers and wet area
	Green Room/ Home team family room	1	330	330		helpful for concerts / other celebrity events
	Total Officials Lockers			1,170	1,521	
Event Staff	Event Staff Locker Room	2	150	300		daylockers, benches
	Event Staff Restroom	2	85	170		(2) single user restrooms
	Event Staff Break Room	1	150	150		counter with coffee maker, microwave, fridge
	Total Event Staff			620	806	
Total Locker Room Facilities				12,990	16,887	
HOME TEAMS FACILITIES (Trainers/ Conditioning/ Development)		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
PT/ Trainers	Treatment Room	2	300	600		View to Conditioning/Cardio Space
	Hydrotherapy	2	200	400		4 Tables/casework for supplies/refrigerator
	Trainers Office/Locker space headcount 3	2	350	700		2 tubs each space smaller for private
	Medical Exam Room	1	100	100		3 desks 3 lockers
	Toilet	1	100	100		private-Could also be used by other docotrs/dentist/casework
	Closet	1	50	50		Privacy
	Total PT/ Trainers			1,950	2,535	Adjacent to Training Room/Hydrotharapy
Strength and Conditioning	Weight Area	1	1000	1,000		Adjacent to PT/Training Pitch/Dayliht and access to Pitch
	Stretch/Recovery	1	200	200		
	Turf Area	1	500	500		
	Cardio Area	1	1000	1,000		Display Monitor for daily conditioning exercises
	Strength/Conditioning Staff Office/Locker	2	350	700		3 desks 3 lockers
	Storage	1	50	50		
	Total Strength and Conditioning			3,450	4,485	
Coaching/ Development	Team Meeting/Video Room	1	600	600		Adjacent to Team Locker
	Media/Podcast/Broadcast room	1	100	100		Seating for 35 theater style
	Head Coach Office	2	120	240		View to field
	Head Coach Restroom	2	60	120		Shared
	Assistant coaches and Staff Shared Office/Locker	2	400	800		
	Assistant Coach Restroom	2	85	170		
	Storage Closet	2	100	200		
	Total Coaching/ Development			2,030	2,639	
Classroom/Lounge/Kitchen	Kitchen/Nutrition	1	400	400		Full Kitchen RefrigeratorsFreezer /Storage
	Team Dining/Flex Learning Area	1	800	800		Flexible seating tables for 36-40 Casework for Buffet style dining
	Classroom/ Lounge	1	1,500	1,500		
	Break out nooks	3	50	150		Smaller seating nooks for studying
	Total Team Classroom/Lounge/Dining			2,850	3,705	
Equipment Manager Spaces	Equipment Storage	2	100	200		Shelves and racks
	Uniform Area	1	200	200		Shelves and racks
	Uniform Printing	1	100	100		Shelves and work counters
	Laundry	1	300	300		3 washer 3 dryer
	Janitor	1	50	50		Shelves and Work Counters for Printing Stations. Dedicated Power
	Boot Room	2	150	300		Adjacent to exit to training field/Bench long wall/Cubbies
	Tota Equipment Manager Spaces			1,150	1,495	
Total Home Team Shared Facilities				8,580	11,154	
STADIUM/ TEAM OPERATIONS		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Ticket Offices	Box Office Ticket Windows	4	40	160		
	Ticket Manager Office	1	120	120		
	Assistant Ticket Manager Office	0	110	0		
	Assistant Work Areas	4	50	200		
	Counting Room	1	125	125		
	Vault / Lockable Storage	1	80	80		
	Server / IT Room	1	80	80		
	Single User Toilet	1	85	85		
	Total Ticket Offices			850	1,105	
Team Administration Offices	Reception	1	200	200		
	General Manager Office	1	150	150		
	Facility Manager Office	1	120	120		
	Marketing / Sales Office/Community Outreach	1	120	120		
	Open Work Areas	9	50	450		
	Conference Room	1	400	400		
	Copy / Supply / Work Room	1	130	130		
	Break Room / Kitchenette	1	200	200		
	Total Team Administration Offices			1,770	2,301	
Total Stadium/ Team Operations				2,620	3,406	
MEDIA FACILITIES		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Press Box	Writing Press Area	1	125	125		
	TV Broadcaster Booths	1	200	200		
	Radio Broadcaster Booths	1	100	100		
	Coaches/ Scouting Booth	1	100	100		
	PR Workroom/ breakroom	1	120	120		
	Scoreboard / Video Board / Sound Room	1	200	200		
	Network Control Room	1	200	200		
	Storage Room	1	150	150		
	Press Restrooms	2	85	170		single user restrooms
	Total Press Box			1,365	1,775	
Field Level Media	Press Conference Room / Work Room	1	500	500		
	Storage Room	1	100	100		
	Restrooms	1	85	85		
	Patch Room	1	300	300		
	TV Broadcast Truck Parking					
	Parking for (2) Satellite Trucks					
	Local TV / Microwave Truck Parking					
Camera Locations	Total Field Level Media			985	1,281	
	High Center	2				Square Footage is included in the seating bowl / concourse / event floor
	Low-Level Center	2				
	High-Corner Reverse	2				
	Mid-Level End	2				
	Replay Cameras behind Nets	2				
	Unmanned Fixed Camera Positions	TBD				
Total Media Facilities				2,350	3,055	
STADIUM SERVICE & OPERATIONS		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Stadium Storage	Event Storage	1	2500	2,500		
	Surplus Materials Storage	1	600	600		
	Suite / Club Level Storage	1	300	300		
	General Building Storage	1	1400	1,400		
	Total Stadium Storage			4,800	6,240	

Security	Security Office	1	270	270	
	Holding Room	1	60	60	
	Command Center / Fire Command	1	250	250	
	Total Security			580	754
Building Operations	Maintenance Shop	1	165	165	
	Loading Dock / Marshalling / Receiving	1	1500	1,500	
	Staging Area for loading / unloading	1	1000	1,000	
	Restroom	1	85	85	
	Central Janitorial Supply Storage	1	500	500	
	Housekeeping Closets	6	80	480	
	Bulk Paper Supply Room	1	200	200	
	Total Building Operations			3,930	5,109

Total Stadium Service & Operations			9,310	12,103	
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BUILDING MEP	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Total Building MEP			3,798	4,937	

PRACTICE PITCH PUBLIC PAVILION					
M Restroom	1	400	400		Multi Stall/Lav/ADA
W Restroom	1	400	400		Multi Stall/Lav/ADA
Family restroom	1	60	60		Family/ADA
Storage/ Maintenance	1	300	300		Shelves/Power/gator Man Door/Garage Door
Total Practice Pitch Public Pavilion			1,160	1,508	

SUMMARY	TOTAL NSF	TOTAL GSF	NOTES
Stadium Seating	4,200	5,460	Only SF of suites noted, 7,500 seats
Stadium Restrooms	12,680	16,484	
Hospitality/ Guest Services	4,580	5,954	
Food and Retail Facilities	18,650	24,245	
Locker Room Facilities	12,990	16,887	
Home Team Shared Facilities	8,580	11,154	
Stadium/ Team Operations	2,620	3,406	
Media Facilities	2,350	3,055	
Stadium Service & Operations	9,310	12,103	
Building MEP	3,798	4,937	
Practice Pitch Public Pavilion	1,160	1,508	

TOTAL STADIUM AREA (SF)		80,918	105,193	
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VERTICAL CIRCULATION	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Stairs	As shown on plans	N/A	N/A	N/A	Stairs to main concourse are 13'-8" H. Two stairs to mezzanine concourse
Elevators		2			2 one-stop elevators

CANOPY BASE BID	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
West Grandstand Canopy	1	61,500	61,500		Painted metal canopy supported by steel columns

OUTDOOR FACILITIES - BALTIMORE PENINSULA	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
VIP Parking					on-site and adjacent to stadium
Player	35	372	13,020		
Staff/Officials	6	372	2,232		
HC	2	400	800		
Public Parking					adjacent to practice field
Public West Lot	45	372	16,740		
Public East Lot	26	372	9,672		
	Parking Total		42,464		
Fields					
Stadium Field	1	80,900	80,900		surface with soccer, rugby, mens lacrosse, and womens lacrosse game lines
Main Practice Field	1	80,900	80,900		225' x 360' min. MLS soccer field. 12' clear on side lines and 15' on end lines. Artificial turf playing
	Field Total		161,800		
	Total Outdoor Facilities		204,264		

OUTDOOR FACILITIES - CARROLL PARK GOLF COURSE	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
VIP Parking					on-site and adjacent to stadium
Player	35	372	13,020		
Staff/Officials	6	372	2,232		
HC	2	400	800		
Practice Parking					on-site
Public	3,000	372	1,116,000		
	Parking Total		1,132,052		
Fields					
Stadium Field	1	80,900	80,900		225' x 360' min. MLS soccer field. 12' clear on side lines and 15' on end lines. Artificial turf playing
Practice Field	1	80,900	80,900		225' x 360' min. MLS soccer field. 12' clear on side lines and 15' on end lines. Artificial turf playing
	Field Total		161,800		
	Total Outdoor Facilities		1,293,852		

ADD ALTERNATE #1: 4,500 ADDITIONAL STADIUM SEATS + CONCESSIONS/ RESTROOMS	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Main Concourse	North Endline General Seating	1700 seats			33" tread, fixed armchairs w/ 19" seats min
Upper Concourse	East Grandstand General Seating	2800 seats			33" tread, fixed armchairs w/ 19" seats min
Concessions					
	Concession Stands (POS)	38	110	4,180	1 POS per 120 seats
	Just Walk Out	4	110	440	
	Concession Storage	2	300	600	
	Portable Concession Stands	4	0	0	
	Concession Stand Custodial	4	80	320	1 per quadrant, 2 levels
	Total Concessions			5,540	
Stadium Restrooms					
	Men				
	water closets + urinals	27	60	1,620	
	water closets	10			
	urinals	17			
	lavs	12			
	Women				
	water closets	51	60	3,060	
	lavs	15			
	Total SF			4,680	6,084

* ADD ALTERNATE #2 IS DEPENDENT ON THE ACCEPTANCE OF ADD ALTERNATE #1*					
ADD ALTERNATE #2: GRANDSTAND CANOPY	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
North and East Grandstand Canopy	1	34,875	34,875		Painted metal canopy supported by steel columns

MLS NEXT Pro Stadium - Expanded Program



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PROGRAM VERIFICATION ITEM

STADIUM SEATING		QUANTITY	SF	TOTAL NSF	TOTAL GSF	SEATS	NOTES
Event Level	West Field Side Club Seating					130	20.25% premium seating provided currently Rack mounted premium seating
	East Field Side Club Seating					170	Rack mounted premium seating
Main Concourse	West Sideline Seating					500	34" tread, fixed armchairs w/ 19" seats min.
	East Sideline Seating					1,350	34" tread, fixed armchairs w/ 19" seats min.
	South Supporter Bleacher Seating					1,630	33" tread, supporter seating - safe stand seating and bench
	West Club Seating					800	34" tread, fixed armchairs w/ 21" seats min.
	West Suite Box	10	420	4,200		120	14x30 suites: 12 seats per suite. Center most suite reserved for Sporting Director
	West Party Deck	150	15	2,250		150	15 sf/person for outdoor seating (sf would be part of concourse)
	East Party Deck	150	15	2,250		150	15 sf/person for outdoor seating (sf would be part of concourse)
	Total Main Concourse Level Seating			8,700		5,000	
Upper Concourse	West Grandstand General Seating					2,500	33" tread, fixed armchairs w/ 19" seats min.
	Total Grandstand Seating					2,500	
Total Stadium Seating						7,500	

STADIUM RESTROOMS		QUANTITY	SF	TOTAL NSF	TOTAL GSF	NOTES
Public Restrooms	Men's Rooms	57	60	3,420		30 lavatories in men's restrooms - accounts for 12,562 total capacity during concert events
	Women's Rooms	110	60	6,600		39 lavatories in women's restrooms - accounts for 12,562 total capacity during concert events
	Family Toilets	6	85	510		one per bank of restrooms
	Total Public Restrooms	173	205	10,530		
Club/Suite Restrooms	Men's Rooms	12	60	720		locate on club level
	Women's Rooms	21	60	1,260		3 lavatories in men's rooms
	Family Toilets	2	85	170		4 lavatories in women's rooms
	Total Club/Suite Restrooms	35	205	2,150		
Total Stadium Restrooms				12,680	16,484	

STADIUM HOSPITALITY/ GUEST SERVICES		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Lounge / Hospitality	Multipurpose					
		1	1,500	1,500		Flexible room that would allow club lounge and suite lounge to be separated. Would hold other events on non game days.
	Club Lounge	1	2,500	2,500		bar, high top tables, seating. Would hold other events on non-game days.
	Sensory Room	1	85	85		
	Mother's Room	1	85	85		
	Total Lounge/ Hospitality			4,170	5,421	
First Aid / Guest Services	First Aid Room for emergency treatment	1	120	120		(1) exam table with curtain
	Restroom	1	85	85		inside First Aid
	Guest Services	1	120	120		Desk for staff, 3-4 waiting chairs, storage for wheelchairs / assist listening, lost and found
	Mother's Room	1	85	85		
	Total First Aid / Guest Services			410	533	
Total Hospitality/ Guest Services				4,580	5,954	

FOOD AND RETAIL FACILITIES		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Concessions	Concession Stands (POS)	63	110	6,930		1 POS per 120 seats
	Just Walk Out	4	110	440		Mix of beverage and warm food JWO's. DC United has requested that we look at outdoor options
	Concession Storage	2	300	600		
	Portable Concession Stands	4	0	0		
	Concession Stand Custodial	4	80	320		1 per quadrant, 2 levels
	Total Concessions			8,290	10,777	
Kitchen / Commissary Support	Central Kitchen	1	2500	2,500		
	Club Pantry	0	300	0		
	Suite Pantry	0	200	0		
	Press Pantry	1	100	100		
	Kitchen Offices	1	120	120		kitchen manager, staff management
	Cash / Vault Room	1	120	120		
	Kitchen Staff Locker Room	1	100	100		Lockers, benches, time clock.
	Kitchen Staff Break Room	1	150	150		counter with coffee maker, microwave, fridge
	Kitchen Staff Restroom	2	85	170		2 single user restrooms
	Food Service Custodial	1	100	100		
	Total Kitchen / Commissary Support			3,360	4,368	
Vendor Restaurant	Vendor Restaurant (stadium pub)	1	3000	3,000		
	Vendor Kitchen	1	2000	2,000		Shelled space with gravel floor in restaurant and kitchen
	Total Vendor Restaurant			5,000	6,500	
Retail	Team Store	1	2000	2,000		Includes manager office and storage. Shelled space with concrete slab and base finishes
	Portable Carts	0	0	0		SF included on the concourse, power/data required
	Total Retail			2,000	2,600	
Total Food and Retail Facilities				18,650	24,245	

LOCKER ROOMS FACILITIES		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Home Team A (Stadium)	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
	Closet	1	100	100		
	Total Home Team A Lockers			2,800	3,640	
Home Team B (Stadium)	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
	Closet	1	100	100		
	Total Home Team B Lockers			2,800	3,640	
Home Team C (Practice)	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
	Closet	1	100	100		
	Total Home Team C Lockers			2,800	3,640	
Visitor Team A (Stadium)	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
	Closet	1	100	100		
	Total Visitor Team A Lockers			2,800	3,640	
Visitor Team B (Stadium)						

Visitor Team C (Practice)	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
	Closet	1	100	100		
	Total Visitor Team B Lockers			2,800	3,640	
	Player Locker Area	1	1500	1,500		35 30" Lockers, benches NextPro Roster is 35 Max (24 roster + 11 call up player)
	Shower Area	1	350	350		8 Single Shower Stalls
	Toilet Area	1	350	350		8 Fixtures/ Sinks Lav
	Coach Shower/Locker	2	250	500		Non Gendered
Officials Lockers (Stadium)	Closet	1	100	100		
	Total Home Team B Lockers			2,800	3,640	
	Officials Locker Rooms	2	420	840		lockers and wet area
	Green Room	1	330	330		helpful for concerts / other celebrity events
Officials Lockers (Practice)	Total Officials Lockers			1,170	1,521	
	Officials Locker Rooms	2	200	400		lockers and shower - one male, one female
Event Staff	Total Officials Lockers			400	520	
	Event Staff Locker Room	2	150	300		daylockers, benches
	Event Staff Restroom	2	85	170		(2) single user restrooms
	Event Staff Break Room	1	150	150		counter with coffee maker, microwave, fridge
	Total Event Staff			620	806	
Total Locker Room Facilities			12,990	16,887		

	HOME TEAMS FACILITIES (Trainers/ Conditioning/ Development)	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Home Team PT/ Trainers (Stadium)	Treatment Room	2	300	600		4 Tables/casework for supplies/refrigerator
	Hydrotherapy	2	200	400		2 tubs each space smaller for private
	Trainers Office/Locker space headcount 3	2	350	700		3 desks 3 lockers
	Medical Exam Room	1	100	100		private-Could also be used by other docotrs/dentist/casework
	Toilet	1	100	100		Privacy
	Closet	1	50	50		Adjacent to Training Room/Hydrotharapy
	Total PT/ Trainers			1,950	2,535	
Home Team PT/ Trainers (Practice)	Treatment Room	1	300	300		4 Tables/casework for supplies/refrigerator
	Hydrotherapy	1	200	200		2 tubs each space smaller for private
	Trainers Office/Locker space headcount 3	1	350	350		3 desks 3 lockers
	Medical Exam Room	1	100	100		private-Could also be used by other docotrs/dentist/casework
	Toilet	1	100	100		Privacy
	Closet	1	50	50		Adjacent to Training Room/Hydrotharapy
	Total PT/ Trainers			1,100	1,430	
Shared Strength and Conditioning	Weight Area	1	1000	1,000		Adjacent to PT/Training Pitch/Daylht and access to Pitch
	Stretch/Recovery	1	200	200		
	Turf Area	1	500	500		
	Cardio Area	1	1000	1,000		Display Monitor for daily conditioning exercises
	Strength/Conditioning Staff Office/Locker	2	350	700		3 desks 3 lockers
	Storage	1	50	50		
	Total Strength and Conditioning			3,450	4,485	
Coaching/ Development	Shared Team Meeting/Video Room	1	600	600		Adjacent to Team Locker
	Shared Media/Podcast/Broadcast room	1	100	100		Seating for 35 theater style
	Head Coach Office	2	120	240		View to field
	Head Coach Restroom	2	60	120		Shared
	Assistant coaches and Staff Shared Office/Locker	2	400	800		
	Assistant Coach Restroom	2	85	170		
	Storage Closet	2	100	200		
	Total Coaching/ Development			2,030	2,639	
Classroom/Lounge/Kitchen	Kitchen/Nutrition	1	400	400		Full Kitchen RefrigeratorsFreezer /Storage
	Team Dining/Flex Learning Area	1	800	800		Flexible seating tables for 36-40 Casework for Buffet style dining
	Classroom/ Lounge	1	1,500	1,500		
	Break out nooks	3	50	150		Smaller seating nooks for studying
	Total Team Classroom/Lounge/Dining			2,850	3,705	
Equipment Manager Spaces	Equipment Storage	3	100	300		Provide at both stadium and practice field
	Uniform Area	2	200	400		Shelves and racks
	Uniform Printing	2	100	200		Shelves and racks
	Laundry	2	300	600		Shelves and work counters
	Janitor	2	50	100		3 washer 3 dryer
	Boot Room	3	150	450		Shelves and Work Counters for Printing Stations. Dedicated Power
	Total Equipment Manager Spaces			2,050	2,665	Adjacent to exit to training field/Bench long wall/Cubbies
Total Home Team Shared Facilities			13,430	17,459		

	Stadium/ Team Operations	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Ticket Offices	Box Office Ticket Windows	4	40	160		
	Ticket Manager Office	1	120	120		
	Assistant Ticket Manager Office	0	110	0		
	Assistant Work Areas	4	50	200		
	Counting Room	1	125	125		
	Vault / Lockable Storage	1	80	80		
	Server / IT Room	1	80	80		
	Facility Manager Office	1	120	120		
	Total Ticket Offices			885	1,151	
Team A Administration Offices	Reception	1	200	200		
	General Manager Office	1	150	150		
	Marketing / Sales Office/Community Outreach	1	120	120		
	Open Work Areas	9	50	450		
	Conference Room	1	400	400		
	Copy / Supply / Work Room	1	130	130		
	Break Room / Kitchenette	1	200	200		
	Total Team Administration Offices			1,650	2,145	
Team B Administration Offices	Reception	1	200	200		
	General Manager Office	1	150	150		
	Marketing / Sales Office/Community Outreach	1	120	120		
	Open Work Areas	9	50	450		
	Conference Room	1	400	400		
	Copy / Supply / Work Room	1	130	130		
	Break Room / Kitchenette	1	200	200		
	Total Team Administration Offices			1,650	2,145	
Total Stadium/ Team Operations			4,185	5,441		

	MEDIA FACILITIES	UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Press Box	Writing Press Area	1	125	125		
	TV Broadcaster Booths	1	200	200		
	Radio Broadcaster Booths	1	100	100		
	Coaches/ Scouting Booth	1	100	100		
	PR Workroom	1	120	120		
	Scoreboard / Video Board / Sound Room	1	200	200		
	Network Control Room	1	200	200		
	Storage Room	1	150	150		

Field Level Media	Press Restrooms	2	85	170		single user restrooms
	Total Press Box			1,365	1,775	
	Press Conference Room / Work Room	1	500	500		
	Storage Room	1	100	100		
	Restrooms	1	85	85		
Camera Locations	Patch Room	1	300	300		
	TV Broadcast Truck Parking					
	Parking for (2) Satellite Trucks					
	Local TV / Microwave Truck Parking					
	Total Field Level Media			985	1,281	
Square Footage is included in the seating bowl / concourse / event floor						
	High Center	2				
	Low-Level Center	2				
	High-Corner Reverse	2				
	Mid-Level End	2				
	Replay Cameras behind Nets	2				

Total Media Facilities		2,350	3,055			
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STADIUM SERVICE & OPERATIONS		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
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Stadium Storage	Event Storage	1	2500	2,500		
	Surplus Materials Storage	1	600	600		
	Suite / Club Level Storage	0	300	0		
	General Building Storage	1	1400	1,400		
	Total Storage			4,500	5,850	
Security	Security Office	1	270	270		
	Holding Room	1	60	60		
	Command Center / Fire Command	1	250	250		
	Total Security			580	754	
Building Operations	Maintenance Shop	1	165	165		
	Loading Dock / Marshalling / Receiving	1	1500	1,500		
	Staging Area for loading / unloading	1	1000	1,000		
	Restroom	1	85	85		
	Central Janitorial Supply Storage	1	500	500		
	Housekeeping Closets	6	80	480		
	Bulk Paper Supply Room	1	200	200		
	Total Building Operations			3,930	5,109	

Total Stadium Service & Operations				9,010	11,713	
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BUILDING MEP		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Total Stadium Building MEP				4,104	5,335	
Total Practice MEP				253	329	

ACADEMY/ COMMUNITY CENTER		Assume this building operates independently from Stadium and is adjacent to training spaces at practice pitch				
	Lobby/Desk/Player Check in	1	200	200		waiting area for youth players
	Lobby Closet	1	30	30		
	Academy Space Learning/Dining / Community Space	1	800	800		Flexible Dining/Gathering/Training/When not dining Study Space for remote learning
	Break out Spaces for Studying work sessions/Phone Booth	3	60	180		Flexible Break out space for meetings/remote classes
	Kitchen/ Nutrition	1	400	400		Kitchen/Cabinets/Storage/Refrigerator
	Restroom adjacent to Learning/Lobby	2	60	120		
	Academy Director Office (head count 1	1	120	120		View to field Desk, locker boot rack
	Director restroom/Shower	1	100	100		Private
	Academy Coaches and Staff Lockers- Headcount 6	2	400	800		Desks/Lockers/Boot Rack 6 desks/6 lockers Bull Pen style w adjacent
	Coach Staff Restroom/Showers Shared with Academy Coaches/Assistants	2	100	200		Single Showers/Toilet non gendered
	Open office space Assistant Coaches Work Space head count 4	1	250	250		Addtl Space for Mgr/assistant coaches support staff headcount 4
Total Academy/ Community Center				3,200	4,160	

PRACTICE PITCH PUBLIC PAVILION		Operates independent from Main Building and open to the public				
	M Restroom	1	400	400		Multi Stall/Lav/ADA
	W Restroom	1	400	400		Multi Stall/Lav/ADA
	Family restroom	1	60	60		Family/ADA
	Storage/ Maintenance	1	300	300		Shelves/Power/gator Man Door/Garage Door
	Concession	1	200	200		Roll up door/refrigerator/water for team training
	Outdoor Covered Gathering Space	1	500	500		Seating
Total Practice Pitch Public Pavilion				1,860	2,418	

SUMMARY		TOTAL NSF	TOTAL GSF	NOTES
Stadium Seating		4,200	5,460	Only SF of suites noted, 7,500 seats
Stadium Restrooms		12,680	16,484	
Hospitality/ Guest Services		4,580	5,954	
Food and Retail Facilities		18,650	24,245	
Locker Room Facilities		12,990	16,887	
Home Team Shared Facilities		13,430	17,459	
Stadium/ Team Operations		4,185	5,441	
Media Facilities		2,350	3,055	
Building Service & Operations		9,010	11,713	
Stadium Building MEP		4,104	5,335	
Practice MEP		253	329	
Academy/ Community Center		3,200	4,160	
Practice Pitch Public Pavilion		1,860	2,418	

TOTAL STADIUM AREA (SF)		91,492	118,939			
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VERTICAL CIRCULATION		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Stairs	As shown on plans	N/A	N/A	N/A	N/A	Stairs to main concourse are 13'-8" H. Two stairs to mezzanine concourse
Elevators		2				2 one-stop elevators

CANOPY BASE BID		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
West Grandstand Canopy		1	61,500	61,500		Painted metal canopy supported by steel columns

OUTDOOR FACILITIES - BALTIMORE PENINSULA		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
VIP Parking	Player	35	372	13,020		on-site and adjacent to stadium
	Staff/Officials	6	372	2,232		
	HC	2	400	800		
Public Parking	Public East Lot	26	372	9,672		adjacent to practice field
	Parking Total			25,724		
Fields	Stadium Field	1	80,900	80,900		225' x 360' min. MLS soccer field. 12' clear on side lines and 15' on end lines. Artificial turf playing
	Main Practice Field	1	80,900	80,900		
	Field Total			161,800		
Total Outdoor Facilities				187,524		

OUTDOOR FACILITIES - CARROLL PARK GOLF COURSE		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
VIP Parking	Player	35	372	13,020		on-site and adjacent to stadium
	Staff/Officials	6	372	2,232		
	HC	2	400	800		
Practice Parking	Public	3,000	372	1,116,000		on-site
	Parking Total			1,132,052		
Fields	Stadium Field	1	80,900	80,900		225' x 360' min. MLS soccer field. 12' clear on side lines and 15' on end lines. Artificial turf playing
	Practice Field	1	80,900	80,900		

Field Total161,800

Total Outdoor Facilities1,293,852

ADD ALTERNATE #1: 4,500 ADDITIONAL STADIUM SEATS + CONCESSIONS/ RESTROOMS		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
Main Concourse	North Endline General Seating	1700 seats				33" tread, fixed armchairs w/ 19" seats min
Upper Concourse	East Grandstand General Seating	2800 seats				33" tread, fixed armchairs w/ 19" seats min
Concessions	Concession Stands (POS)	38	110	4,180		1 POS per 120 seats
	Just Walk Out	4	110	440		
	Concession Storage	2	300	600		
	Portable Concession Stands	4	0	0		
	Concession Stand Custodial	4	80	320		1 per quadrant, 2 levels
	Total Concessions			5,540	7,202	
Stadium Restrooms	Men					
	water closets + urinals	27	60	1,620		
	water closets	10				
	urinals	17				
	lavs	12				
	Women					
	water closets	51	60	3,060		
	lavs	15				
	Total SF			4,680	6,084	
* ADD ALTERNATE #2 IS DEPENDENT ON THE ACCEPTANCE OF ADD ALTERNATE #1*						

ADD ALTERNATE #2: GRANDSTAND CANOPY		UNIT	SF	TOTAL NSF	TOTAL GSF	NOTES
North and East Grandstand Canopy		1	34,875	34,875		Painted metal canopy supported by steel columns

MSA MLS Next Pro
Stadium & Training Facility Programming Document
Narrative

Overview:

The proposed program MSA MSL Next Pro Stadium and Training Facility propose a program that reflects the highest standards of design and functionality, aligning with MLS standards for stadium development while catering to the unique needs of an MLS Next Pro team. This venue is envisioned as a premier Next Pro stadium, accommodating 7,500 to 10,000 spectators with an intimate and vibrant atmosphere for soccer matches. Beyond its primary role as a soccer-specific stadium, the facility is conceived as a multi-use complex that serves as a hub for daily training, conditioning, education, and nutrition, preparing youth athletes for the next level of play.

The design incorporates spaces for the operations and growth of professional teams, featuring flexible lockers and conditioning facilities that can accommodate a second team in training, such as an NWSL or Super League women's soccer program. Front office spaces for these teams, along with offices for stadium operations, ticketing, community outreach, and team administration, have been thoughtfully integrated into the program to support the organizational needs of a modern sports complex.

While soccer remains the heart of this venue, its flexibility is a core design principle. The stadium is capable of hosting other sporting events, concerts, conferences, and community gatherings, ensuring its role as a dynamic and versatile community asset. Every element of the design emphasizes functionality, efficiency, flexibility, fan engagement, environmental responsibility, safety, security, and convenience, creating a venue that not only meets but exceeds MLS standards.

This initial program establishes the criteria for the design and construction of the DC United Next Pro Stadium and Training Facility, setting the stage for a world-class complex that stimulates attendance, enhances the fan experience, and maximizes commercial opportunities, ensuring its success as a flagship facility for the sport and the community.

Stadium	Site Selection	
Field of play Stadium Field	Pro Turf Playing field 225' x 360' not including MLS required buffer space on sides. Lined for soccer. Field level footprint of width by long Field orientation +/- 20 degrees from north-south alignment, lengthwise	MLS Standard
Practice Field	225' x 360' Turf Playing field for lined for Multiple sports	
Seating Bowl	7500 capacity seating bowl with Canopy on West Side 10,000 capacity seating bowl with canopy on East and West Sides	Base Program Alternate 1 Program

100% of seats accessible from concourses (no seats with Field Access Only) as per MLS Standards

Fan
Experience

Two primary entries for general reserved seating	MLS Standard
One dedicated/separate entry for Fans	MLS Standard
One dedicated/separate entry for Staff	MLS Standard
One dedicated/separate entry for Media	MLS Standard
Min 4 sq. ft/person in concourse circulation	MLS Standard
Min 6 sq. ft/person in Premium Seating concourse circulation areas	MLS Standard
Restrooms	
Concessions	
First Aid	
Lost and found	
Customer Service	
Sensory Room	
Retail Store	
Supporter Bar	

Premium

Club
Suites

Stadium

Building Operations

Dedicated spaces for truck loading and unloading	MLS Standards
Minimum 10,000 s.f. Storage	MLS Standards
Dedicated Secure parking for players, referees team staff and building staff	MLS Standards
Operations office	MLS Standards
Security Offices	MLS Standards
Loading and Marshalling areas	MLS Standards
Event personnel areas	MLS Standards
Building Maintenance areas	MLS Standards
Storage	MLS Standards

Stadium

Communications/Tech

High-Density Wireless System including carrier-neutral DAS
Robust backbone bandwidth with redundancy
Minimum 12 Strands of fiber serving key IT/communications functions

Stadium

Broadcast/Media

Minimum 28 unobstructed broadcast camera locations (broadcast cameras should aim east)
3 permanent radio booths
2 host set locations
Covered press box
Press conference room/break area
Mixed zone television compound
Flash interview positions
Power and Cable

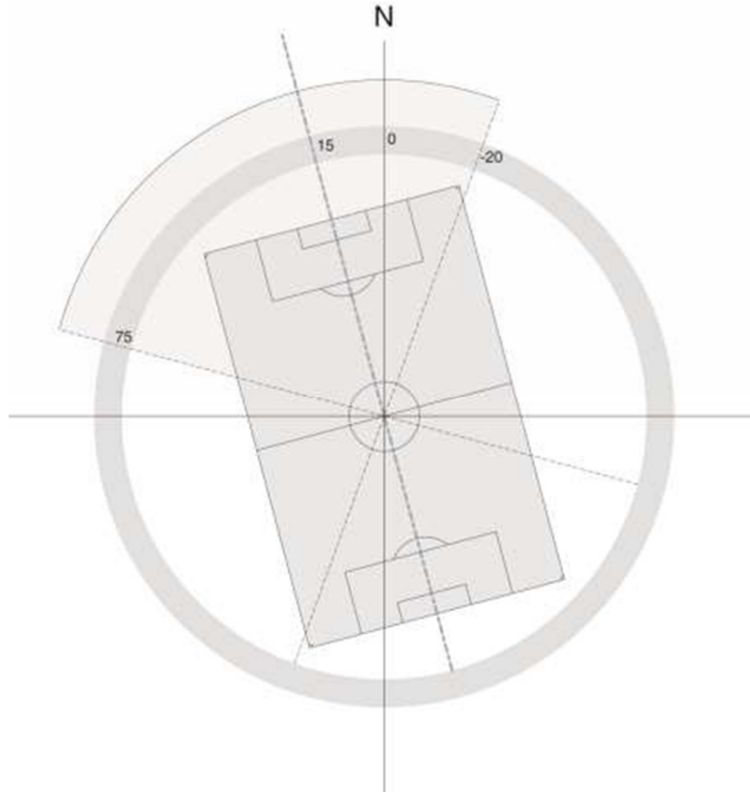
Stadium

Commercial

Minimum 4,000 sf for front of house retail space, finished interior space w/o retail display fixtures. 800 sf storage/managers office

Supporter Bar/Pub managed by separate operator

Stadium	Displays
	LED Main Display LED Facia Ribbon Display LED field Boards
Stadium	Parking
	Secure Parking for Players, Coaches, Trainers Secure Parking for Officials Standby parking for Emergency Vehicles Spectator Parking Accessible Parking Employees Accessible Parking Ticket Holders Premium Parking-Premium Ticket Holders, Sponsors, Important Guests Parking Game Day Staff Parking Press
Stadium	Field of Play
Field	Surface – Professional Turf
Field Size	225' x 360' will allow facilities to host MLS Special Events-All Star games, Soccer United Marketing events and FIFA competitions.
Preferred rientation	MLS requires that the orientation of the field of play relates League season operates between March and November, with games played between afternoons and early evenings. Players, spectators and the media need to be protected from the glare of the sun at these times. The stadium envelope can greatly enhance the protection from the sun at these times.



Stadium	Field Level Playing Area amenities (based on FIFA standards) will provide the following: 30" wide Player Seating for Team players, Medical, and match officials Ball persons locations Substitute player warm-up areas Officials review area (see Video Review Manual) Advertising field boards (LED or static as governed by the Club Commercial Guidelines) Event day security Event day ushers Event day broadcast equipment and personnel Photographer areas Specific player ingress and egress Game equipment (goals and netting) Event day storage (built in near benches) Pre-event accessibility for ceremonies, performers
Stadium	Seating Bowl
General	The venue prioritizes the safety of spectators and game participants, including players, referees, and staff in accordance with MLS standards. Seating will be positioned as close to the field as possible to create an intense and intimate stadium atmosphere. Key considerations include maintaining high-quality views and ensuring the appropriate rake of the seating bowl. The impact of field obstructions, such as advertising boards, team benches, and broadcast personnel, must also be carefully evaluated. However, some level of obstruction may be deemed acceptable to achieve optimal proximity to the field and enhance the overall atmosphere. Additionally, it is essential to understand the fan base and identify where specific portions of the home team's supporters will prefer to view the game.
Calculations	Riser Height and Depths will be designed with MLS Standards in mind with no

greater than a 34-degree rake.

Tiers

Base Bid- 7,500 spectator seating with canopy over seating areas on west and south end. Lower bowl 5,000 seats, Upper West Grandstand Seating 2,500

Expanded seating scenario (Base Bid Alternate 1) provides an upper-level seating stand with canopy. Expanding bowl capacity to 10,000 seats. Lower Bowl 5000 Seats, Upper West 2,500 seats, Upper East 2,500 seats

The seating bowl may be organized into multiple distinct tiers. The venue will ensure a clear separation between standard reserved seating and premium seating, which can be achieved through tiered levels or other design strategies.

Premium seating is centered along the touchline and positioned on the side of the stadium that receives the least glare during games the Western Stand. Depending on the stadium's size and layout, an upper reserved seating tier may be considered as an upgraded seating experience.

Press Level -the upper level of the western side of the field also provides circulation, amenities and access to the upper level of seating noted in the Base Bid.

Stadium

Spectator Facility and Hospitality Premium Seating Areas

Premium Seating Areas

The venue will provide premium seating and hospitality areas that are conveniently accessible to all premium spectators with designated access. Most premium experiences will include elements in the seating bowl as well as hospitality components within the concourses. Clubs, suites, boxes, and loges may vary in capacity and level of market demand, but premium seating products will constitute a minimum of 10% of the total ticketing inventory at every venue. A higher restroom fixture ratio for Premium restrooms as compared to those of General Admission areas, with 50% Male and 50% Female facilities will be provided

Field Side Seats

The venue will be designed in a way to offer flexible seating configurations field side to provide a variety of ticketed/premium experiences.

**Field Side/
Tunnel
Club
Lounge**

A field-level club at the NextPro stadium will be a versatile and premium space designed to elevate the game-day experience while also functioning as a multi-purpose venue for non-sporting events. This space will feature a modern aesthetic and adaptable layout, integrating exclusive access for field-side ticket holders with the flexibility to host events such as banquets, corporate meetings, private parties, and conferences. The club will include premium seating with direct sightlines to the field, a full-service bar, and a catering kitchen capable of supporting various dining styles, from buffets to plated meals.

State-of-the-art audiovisual equipment, including large screens, projectors, and sound systems, will enable the space to support presentations, live broadcasts, and entertainment. The club will feature comfortable lounge areas with high-quality furnishings and private restroom facilities, all designed to create a sophisticated and welcoming atmosphere. Meeting all ADA accessibility requirements, the club will ensure inclusivity with ramps, elevators, and appropriate accommodations for

individuals with disabilities.

With direct access to the field, the club will maintain an exclusive connection to the stadium environment while ensuring privacy and security for event attendees. Natural light will be maximized through large windows or retractable walls, complemented by customizable interior lighting for evening functions. The adaptable design will make the club suitable for corporate events, weddings, community gatherings, and educational seminars, creating a dynamic and profitable space that enhances both the game-day and year-round stadium experience.

The club will also be adjacent to the Media Interview room to provide a view to the media/interview room for post-game experience.

Club Seats	The stadium is designed to include at least one additional premium seat category in a mid-level location with exclusive access to a private club, ensuring that club access is integral to the experience. A minimum of 1,600 Club Seats is recommended.
Club Lounges and Bars	The venue is designed to include premium and exclusive lounge(s) and/or bar(s) for Club Seat holders. The number and exact locations of these amenities are determined by the market, seating configuration, and other relevant factors, and they are appropriately sized with a recommended minimum of 10-15 gross square feet per person. These spaces include outdoor areas, concessions, restrooms, and are located close to premium seating sections.
Traditional Suites	The venue is designed to include a minimum of ten (10) traditional suites accommodating up to 18 people, with a combination of fixed indoor or outdoor seats and counter stools facing the bowl. These suites feature premium finishes, furnishings, and televisions, and are equipped to support catered food and beverage options. Additional amenities such as coat closets, serving island, lounge seating and retractable glass wall facing pitch has been incorporated. Dedicated restrooms will be provided at the suite level circulation area for suite occupants.
Flexible Suites	The stadium design can allow for a double wide suite to be used as either the owner's suite or a single event booking for large groups. The flexibility anticipates single game market demand in lieu of season long commitments.
Party Deck	Nontraditional fixed seating with drink rail is provided in the corner areas as a varied fan experience open to all levels of ticket holders
South Supporter Bleacher Section	<p>The supporter section of the club is located behind the goals at the south end of the stadium. It is a dedicated area of the stadium designed to create an energetic, passionate, and inclusive atmosphere for the most vocal and devoted fans. The section maximizes visibility and fosters a strong presence that influences the game.</p> <p>The seating selection in the supporter section often features safe standing areas with rail seating, allowing fans to stand during matches while maintaining safety and compliance with regulations. The rail system provides flexibility, accommodating both standing and seated configurations for various events.</p> <p>With a steeper rake, the section keeps fans close to the action, enhancing sightlines and amplifying sound for a more immersive experience. Designed to accommodate a significant portion of the stadium's capacity, the size of the supporter section varies should hold 1,600 fans at the Next Pro Stadium. A dedicated entrance is possible at the southeast quadrant of the stadium. Adjacent to the supporter's pub on the main concourse. Will allow for a streamlined concession experience.</p> <p>Provide dedicated storage for supporter's section Instruments, gear, flags and spirit items.</p>
ATM or cash to card	Provide a spot within concourse near retail facility to dispense cash or provide the ability for a cash to card kiosk when cash concessions is not an option.
North Plaza	The north plaza directly under the Scoreboard allows for flexible seating and mobile

concession kiosk areas. The space can also be prepped for large group events to observe the games without interrupting the circulation needs of the concourse.

Stadium	Aisles/Cross aisles
Aisles	48" minimum width-Final width as per Exiting Codes (Meets MLS Standards/Minimum
Cross Aisles	Seating Section to be designed so that sightlines are maintained over a standing person in the lateral aisle. (Meets MLS Standards/Minimum The required aisle width of a cross aisle will be determined by the spectator load calculations.

Stadium	Guard & Barrier requirements
Aisles	Refer to local code for jurisdiction and guidance on heights, loads and openings
Cross Aisles	Seating Section to be designed so that sightlines are maintained over a standing person in the lateral aisle. The required aisle width of a cross aisle will be determined by the spectator load calculations.

Stadium	Roof Coverage
Roof/Canopy	The Stadium will have a roof providing coverage to at least the first row of seating and a good degree of protection from the elements for spectators. A full roof reflects crowd noise back into the stadium to increase the intensity of the spectator experience. MLS suggests a Sun Study with detail on sun/shade analyses and specific heat mitigation strategies be included in the future Schematic Design submission
Base Bid	Canopy covers west seating section & south spectator section
Alternate 1	Canopy covers west, south and expanded east seating sections

Stadium	Entries
Reserved Entries	The total number of entry points will be determined by the stadium's capacity, with a minimum of two entries designated for reserved seating. Each entry will be sized to accommodate a flow of 300 persons per hour and must be fully staffed to ensure controlled access through thorough screening processes, including walk-through magnetometers and bag checks. Adequate power must be provided to support magnetometers and other security equipment, and sufficient space should be allocated to facilitate orderly queues for guests awaiting screening. Entry points must remain clear of any other activities to maintain efficiency and safety.
Premium Seating	The Premium Seating areas will have at least (1) dedicated entry and associated lobby. Security screening for Premium areas will follow same procedures as reserved ticketing
Media	Separate Entrance
Staff	Separate Entrance
Team Drop Off	Team entry and drop-off is located as close to the team facilities as possible, secured from other parts of the building and the general public, and separated from all other non-accredited personnel.

Stadium	Concourses Circulation
Size	The stadium concourses and circulation is designed to meet MLS standards, ensuring efficient and safe operations. Queuing areas will be strategically planned, considering proximity and depth relative to concessions and point-of-sale kiosks. Where applicable and space allows, a lateral queuing system will be implemented to improve flow. Restroom design will minimize queuing space outside the facilities, with most of the queuing occurring within the restrooms. Concourses will be designed with careful consideration of the placement of trash receptacles, condiment stations, sponsor tents, and similar features to prevent

	obstruction of circulation routes. Adequate illumination will be provided, with a preference for natural light where feasible, while adhering to local code requirements. Floor finishes will be non-slip for safety, and concourses will be designed with a very low fire load to enhance fire safety and compliance with local codes.
Reserved Seating	4 sf per person to meet MLS Standard.
circulation	
Premium Seating	6 sf per person to meet MLS Standard.
Exiting from Field	Vomitories providing field-level access are designed to meet the exiting requirements for an anticipated field-level occupancy of 7,500 standing-room-only attendees in a concert configuration. The number, width, and placement of the vomitories are determined based on the expected crowd size, stage configuration, and seating area layout. The design will ensure safe and efficient routes in compliance with ADA standards, while also providing the required minimum light levels to adequately illuminate the paths of travel.
Press Level concourse	The upper west seating level will be accessed from the press level concourse. Concourse will be designed to meet the 4 sf per person MLS minimum standard.
Stadium	Vertical Circulations
General provisions for Stairs Ramps Elevators	Refer to local code for jurisdiction and guidance for stair provision and design.
	Refer to local code for jurisdiction and guidance.
	Generally, elevators are suitable for certain user groups: Disabled and wheelchair users, Premium Spectators, Suites, Media, & Staff/Service operations.
Lifts	Single level lifts may be incorporated at ground level where ramps are not an option.
Below follows the POR spreadsheet	
Stadium Bowl	Stadium Seating
Field Side Club Seating	Event Level-East or West Side Row width 36" -Meets MLS Minimum Standards Seat width 22" padded self-rising rack mounted, arms and cupholders. Standards/Minimum
Sideline Seating West or East	Main Concourse West or East Side Row Width min 33" rec 36" (Meets MLS Standards/Minimum) Seat width Minimum 19" rack mounted w/ backrests, arms cupholders (Meets MLS Standards/Minimum)
Club Seating Suites	West Side 34" Tread, with fixed armchairs 21" East Side Row Width 40" required min. (Meets MLS Standards/Minimum) Seat width 22" padded self-rising w/backrests, arms and cupholders. (Meets MLS Standards/Minimum
South Supporter Section Party Deck	Behind South Goal Row Width 33" Supporter Section Bench/Safe stand seating and bench
Field Side	West or East Side Loose seating at Concourse At the discretion of the Club and may vary by Venue May be permanent, temporary folding -type or other style. Loose furniture acceptable if precautions are made to prevent moving, lifting or throwing.
Grand	Row Width min 33" rec 36" (Meets MLS Standards/Minimum)

Stand Seating	Seat width Minimum 19" rack mounted w/ backrests, arms cupholders (Meets MLS Standards/Minimum)
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Pitch Level Concert Seating	Seated capacity of 4,500 is anticipated on the Field (19" seats to match sideline seats) in a typical seated concert configuration with end stage concert configuration. Event Flooring and 19" w portable chairs to be used. Adequate storage is provided on event level when not in use.
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Stadium	Restrooms
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Restrooms	The Venue will follow MLS recommendations to provide a Male-50%, Female-50% gender ratio when calculating restroom facilities. Local code will be followed for jurisdiction and guidance. The stadium will also comply with all applicable state laws on the provision of restrooms. The required minimum ratios for fixtures are as follows: MLS standards typically exceed the ratios noted by Local Code.
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Male	Male Restroom <ul style="list-style-type: none"> • Water Closets 1:400 • Urinals 1:90 • Lavatory 1:150
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Female	Female Restroom <ul style="list-style-type: none"> • Water Closets 1:60 • Lavatory 1:150
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Distribution	Male and female restrooms are to be distributed evenly around the stadium, or otherwise in a manner that matches the seating distributions within the bowl, to minimize travel distances from all parts of the venue. Janitor closets should be included to serve each pair of toilets.
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Flow	To ensure free flow of spectators, the design will follow MLS recommended criteria that restrooms are designed to have a one-way access system (entry and exit) or a wide enough single entry to allow people to pass comfortably.
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Family Restrooms	The family restrooms will be equally distributed around each concourse at a ratio of approximately 1 per 4,000 spectators. These restrooms are designed to provide accessible and inclusive facilities for all guests, including ADA-compliant features such as wheelchair access and appropriate fixture heights. Each family restroom will include a hand wash basin, a water closet, and baby changing facilities to accommodate a variety of needs and ensure a comfortable and convenient experience for all spectators.
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Stadium	Hospitality and Guest Services
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Multi purpose Lounge	This 1,000-square-foot space is designated as a flexible multi-purpose lounge designed for private events or pregame activities, catering to the needs of an MLS Next Pro stadium. Separate from the Club Lounge, this space will feature direct access to the main concourse and exterior access, allowing for the integration of natural light. The lounge will be equipped with counter space for catered events, as well as amenities to ensure guests remain connected to the action on the field, making it a versatile and dynamic addition to the stadium experience. On non game days the space can be rented out as a private conference space, community activities or by the teams as a second learning space.
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First Aid	A dedicated First Aid room is provided to ensure accessible medical care. The First Aid room is easily accessible from all spectator concourses and to emergency vehicles, clearly signposted for identification, and designed to allow wheelchair and stretcher access. The room will be equipped with an exam table and curtain. Also within the space will be a single accessible restroom. A small counter with lockable storage, sink and under counter refrigerator will be provided for storage of supplies. .
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Guest Service	A customer service counter will be provided to assist spectators during events and will be easily accessible from all concourses. Ideally located near ticket booth entrance area.
Lost and found	A counter for spectators to recover or hand in lost items will be provided, in accordance with MLS recommendations. The location of this counter will be clearly identified and may be combined with customer service .
Sensory Space	The stadium will include a dedicated sensory space designed to provide a calming environment for spectators with sensory sensitivities or those in need of a quiet, controlled area. This space will be equipped with features such as soft lighting, sound-dampening materials, and comfortable furnishings to create a soothing atmosphere. Additional resources, such as sensory tools, noise-canceling headphones, and weighted blankets, may be provided to enhance comfort. The sensory space will be ADA-accessible and located to ensure convenient access from all areas of the stadium. Staff trained in sensory support will be available to assist guests as needed, ensuring an inclusive and welcoming experience for all spectators.
Mothers Room	The Mother's Room will provide a comfortable, private, and functional space for nursing mothers or those caring for infants. It should be centrally located within the stadium for easy access from concourses and seating areas, while being positioned away from high-traffic zones to ensure privacy. The space is ADA-compliant, offering accessibility for individuals with disabilities and accommodating strollers or wheelchairs. Amenities such as comfortable seating, a diaper-changing station, a sink with running water, and storage for personal belongings. Electrical outlets, including USB ports, should be provided for breast pumps or other devices, while soft, dimmable lighting and independent climate controls enhance comfort. The room should have a lockable door for privacy with an occupancy indicator and be monitored as part of the stadium's overall security plan. Designed for flexibility, the Mother's Room should accommodate nursing, bottle feeding, and other caregiving activities, creating a welcoming and inclusive environment that enhances the stadium experience for families.
Drinking Fountain	Drinking fountains and bottle filling stations will be provided in compliance with local, state, and federal codes and regulations, as well as MLS standards.
Flag Poles	3 flag poles will be provided as per MLS requirement to be viewed from the spectator seating areas within the bowl.
Stadium	Food Services/Concession Stands
General concession	The stadium's food service is divided into two primary categories: general patron service and premium service for club suite or premium patrons. General food service consists of fixed concession counters and portable carts or specialty stands strategically located throughout the stadium to ensure convenient access for all guests.
Premium	Premium food service includes suite catering, along with clubs, bars, and restaurants strategically positioned throughout the facility to offer unique dining and bar experiences with exceptional views before, during, and after stadium events. Additional food service facilities will be provided to meet the needs of staff, press personnel, and teams or performers, ensuring comprehensive support for all event participants.
Traditional Concession	The size of the traditional concession area is determined in part by the number of Points of Sale (POS). It is essential to maintain the correct ratio of POS to spectators to prevent overcrowding in these areas. MLS standards require a minimum ratio of 1 POS per 150 spectators. This should be supplemented with portable food and beverage outlets in addition to Just Walk Out Market Places.

The specific size of the concessions will depend on the type of food and beverage offerings, but as a general guideline, an allowance of 5 linear feet of concession area per linear foot of POS, along with corresponding support space, is recommended as an initial estimate.

Typical Stands have a patron facing space with counter and roll down door, with a back of house prep/cooking space with appliances, sinks and storage racks. 50 % of the concessions will be vented for cooking-loaded on the exterior side of concourse.

Electronic menu boards to be incorporated for flexibility. Power and POS connections to be provided at all Concession Locations no matter the type.

Distribution and queuing	Concessions will be evenly distributed around the concourse in accordance with MLS recommendations or aligned with the seating distribution within the bowl to minimize the distance spectators must travel to access them. Adequate space will be allocated for queuing in front of points of sale (POS), as required by MLS. To prevent congestion, a clear channel will be provided for guests to exit smoothly after collecting their food and beverages. Where space allows, lateral queuing systems are recommended for improved efficiency.
Storage	There will be storage spaces on each stadium side for general game day storage for game day access and storage.
Just Walk Out	The option of incorporating the cashless Just Walk out Technology will as an vending opportunity in lieu of traditional walk up/order experience. These JWO spaces can be configured to be drinks only, drinks and grab and go snacks, or hot food could be prepared at the stand or stocked from the catering kitchen. Integration of the JWO technology requires upfront technology integration.
Portable Stand	The facility will consider enhancing permanent concession operations with portable food service or beverage carts. Concourses will be designed to accommodate potential future cart locations, incorporating power and data connections as part of the planning process.
Custodial	Concession stands will have janitorial support spaces one in each quadrant. Typically a place for mop sinks and cleaning equipment storage.
General Notes	<p>Food Service/ Commissary Kitchen Support</p> <p>The commissary will be located on the event level with direct access to the loading dock to ensure efficient operations. In multi-level stadiums, a dedicated freight elevator will be provided for food service distribution. The commissary will include walk-in refrigerators and freezers, a main beer pump room, a liquor storage room, managers' offices, dry storage, and cart storage rooms to support the venue's food and beverage operations.</p> <p>The commissary will primarily serve public concession stands, specialty carts, and kiosks. However, it can be configured to include separate areas for both general concessions and suite/club catering, depending on the preferences of the stadium management and food service operators</p>
Pantries	Pantries are adjacent to the space they are serving. ie Suite/Club. The pantries will be evenly dispersed. No cooking will occur in the pantries, the pantries are for final food prep and warming plus liquor/beer storage.
Press Pantry	The press pantry will be located on the upper concourse, adjacent to the press box areas. This pantry will be designed for buffet-style food distribution for working press and media. While no cooking will take place in the pantry, it will serve as a space for final food preparation and warming.
Kitchen Office	The commissary office will include workspace to accommodate five staff members in an open office plan. Also provide a dedicated counting room or vault for secure financial operations
Kitchen	Provide space for kitchen staff to securely store their belongings. 18" lockers and

Staff Locker Area	benches for quick change. In addition to changing area, 2 user non-gendered accessible restrooms and break area with table and chairs. Break area counter to have sink, refrigerator and microwave.
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Custodial	Provide custodial area for equipment, storage and mop sink to maintain the spaces adjacent to main catering Kitchen.
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Main Catering Kitchen

The main catering kitchen will be located adjacent to the suite and club restaurant, serving both the suites and club areas as well as catering needs for back-of-house staff, including press, officials, and visiting teams.

Stadium	Vendor Restaurant/Pub
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Supporter Pub	Intended primarily for recognized supporter groups and adjacent to endzone supporter zone, the space will evoke a beer hall or sports bar atmosphere. The flexible seating arrangement both interior and exterior will be capable of hosting a variety of event on non-sporting days.. This standalone building is envisioned as a community hub, offering unfinished interior allowing easy interior planning and coordination and planning for the vendor's unique requirements. Ideally leased to an outside operator, the pub will operate independently on non-sporting event days, establishing a year-round destination for fans and the surrounding community.
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Retail Space	The team store will be located at street level, providing direct access to both the main concourse area and the street, allowing it to operate during stadium off-hours. This facility may serve as a combined retail space for all the stadium's primary sports teams, ensuring a convenient and versatile shopping experience for fans. The space will be finished out with base flooring, wall and ceiling treatments. The future vendor to design, plan and install the retail display fixtures to their vision.
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Stadium	Locker Rooms
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Home/ Visiting Team	Team Locker Rooms
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The Home Team Training spaces are designed to provide state-of-the-art facilities that support player performance and team operations. These spaces include locker rooms with premium finishes, ample storage, and dedicated areas for coaches and staff. Training areas, such as weight rooms, hydrotherapy, treatment rooms, nutrition, social and strategies are integrated to ensure optimal player preparation and recovery. Meeting rooms equipped with advanced technology are provided for team strategy sessions and analysis. Additionally, these spaces are located for efficient access to the field while maintaining privacy and security for the team.

Each Athletic locker room provides thoughtful layouts to ensure functionality, comfort, and professionalism for both home and visiting teams. These spaces meet the demands of daily training of home teams or hosting visiting opponents, reflecting the facility's role as a premier venue for Next Pro Soccer. Home and Visiting Locker rooms provide identical features

Locker Area:

30" Individual lockers for 25 players, with secure storage, power and ventilation. (2 lockers accessible)

Each locker provides space for personal belongings, uniforms, and gear. One outlet per locker with charging capabilities.

Lockers will have integrated seating or a bench area to maximize space.

Team Meeting Area:

A dedicated meeting space within or adjacent to the locker room, equipped with seating for all players and staff.

Audiovisual equipment, such as screens, projectors, or monitors, for strategy discussions and game analysis.

Restroom and Shower Facilities:

Restrooms with a minimum of 8 individual stalls

A separate grooming area adjacent to toilets with a counter, 8 sinks, and dedicated outlets for electric shavers and hair dryers, space to set out qtips, mouthwash, toothpaste, lotion, etc

Shower facilities with at least 8 individual shower stalls, ensuring ample availability and privacy post-game or practice.

Coaches' Office:

An attached or adjacent office for coaching staff with lockers, desks, seating, and AV capabilities for pre- and post-game reviews.

Dedicated Room with non-gendered accessible shower, lavatory and toilet

Storage:

Closet storage space for team equipment, training gear, and supplies.

Amenities:

A small kitchenette or refreshment station with counter space for game day nutrition/hydration stations, sink and undercounter refrigerator.

Comfortable, durable flooring to handle heavy use and provide comfort.

Design Considerations:

Efficient layout to ensure smooth flow and accessibility for all users.

High-quality finishes and fixtures to reflect the professional standards of NextPro Soccer.

Climate-controlled environment for player comfort and optimal performance

Stadium**Lockers: Game Officials****Officials Locker Room**

The facility will include two non-gendered officials' locker rooms to accommodate both male and female game officials, with the capacity to support doubleheaders by providing separate spaces as required. These locker rooms will be designed to ensure a sufficient degree of separation and privacy from the home and visiting team locker rooms, as well as from media areas. Direct access to the field will be provided, allowing officials to lead both teams onto the field while ensuring separate and secure access to their locker rooms when they exit the field. This design prioritizes privacy, efficiency, and professionalism for game officials.

Officials Locker Area:

Five (5) 30" Individual lockers for 25 officials, with secure storage, power and ventilation.

Each locker provides space for personal belongings, uniforms, and gear.

Lockers will have integrated seating or a bench area to maximize space.

Officials Toilet/Shower Area

Dedicated Room with two (2) non-gendered accessible showers, lavatories and toilets

Stadium**Green Room/Home Team Family Room**

The stadium's green room will accommodate the needs of performers, speakers, or special guests, providing comfort and functionality before and after their appearances.

A counter space for catered food and beverages will be integrated into the design, allowing for seamless hospitality and pre-event refreshments. The counter should have sink, microwave and under counter refrigerator.

Additionally, a dedicated makeup counter with proper lighting and mirrors is provided to support touch-ups and preparations.

Comfortable seating and furnishings will create a relaxing environment, while durable and stylish finishes will maintain a professional aesthetic. Located in close proximity to performance or event spaces, the green room will serve as a versatile and essential feature for enhancing the overall experience for event participants.

This room will also accommodate Player families during Sporting Events.

Green Room Toilet/Shower Area

The green room will include a private accessible restroom and shower, ensuring convenience and privacy for occupants

Stadium

Lockers Event Staff

Event Staff

The stadium will include dedicated locker rooms, restrooms, and a break area for event staff, designed to provide comfort, convenience, and functionality during operations. The locker room will feature secure individual lockers for staff to store personal belongings and uniforms, with durable finishes to withstand heavy use. Adjacent restroom facilities will include sufficient stalls, sinks, and amenities to accommodate the staff efficiently, maintaining hygiene and accessibility standards, including ADA compliance.

Staff Locker Area:

Thirty (30) 18" w double tier lockers secure storage and ventilation. Each locker provides space for personal belongings, uniforms, and gear. Lockers will bench area to maximize space.

Staff Restroom:

Adjacent or within the staff Locker area will be a non-gendered restroom with lavatories and toilets.

Staff Break Room:

The break area will be an efficient comfortable, multi-functional space where staff can relax and recharge during shifts. It will include seating, tables, and small kitchen amenities such as a microwave, refrigerator, and coffee station to support meal preparation and storage. The design will ensure easy access to these facilities from key operational areas of the stadium, fostering a supportive environment that enhances staff well-being and efficiency during events.

Stadium

Home Team Training Space

The Home Team Training spaces are designed to provide state-of-the-art facilities that support player performance and team operations. Training areas, such as weight rooms, hydrotherapy, treatment rooms, nutrition, social and strategies are integrated to ensure optimal player preparation and recovery. Meeting rooms equipped with advanced technology are provided for team strategy sessions and analysis. Additionally, these spaces are located for efficient access to the field while maintaining privacy and security for the team.

Stadium

Home Team Training: PT/Trainers

Treatment Room

The treatment room shall contain four movable tables for taping and treatment. Provide combination of lockable cabinets and open shelving above perimeter counters and sink. Full size ice machine and refrigerator.

Hydro Therapy Room/Wet Areas

The wet areas should be directly accessible to the Player's Shower and restroom area, or adjacent if possible.

Room will contain one (1) large 9'6" thermal plunge & One (1) large 9'6" cold plunge tub.

Ice machine for cold plunge.

Visi cooler for chilled beverages

A hose bib for filling plunges

Game Clock

ADA shower shall be provided in the Hydrotherapy room.

Cabinets or closet will be needed for pool chemicals In addition Towel hampers and shelves for clean towels will be provided in these wet areas.

Trainers Office/Locker Room –

A shared office will be provided for the Athletic Trainers with clear views of the

treatment and hydro areas. The office will have room for 3 desks with two chairs for visitors, a cabinet with shelves, and a sitting area with a small conference table. This office will also require a TV, marker boards, and LED game clock in it. 1 touchdown station will be provided for assistant trainers and interns. 3 open lockers for quick changes/personal belongings.

Medical Exam Room

This multi-function room will be a private area for exams, massage, acupuncture or any other individual player treatment needs. This space will be equipped with exam table, upper and lower lockable cabinetry with sink and full-size locking refrigerator for drug storage, lightbox reader and clock.

Toilet

Non Gendered toilet/shower area for Trainer area Accessible equip with one open locker to be used as an alternate changing space.

Closet

Space to be used by janitor and staff for storage of cleaning equipment and other items

Stadium

Team Training Strength and Conditioning

Training Areas

The indoor portion of the Team Training Area should be naturally lit, with high ceilings and designed to be column-free to the extent possible. The outdoor portion should be tented or covered with no walls

Weight Area

The weight room will be near the player locker rooms and will have direct access to the practice fields and training areas. Mirrors will be provided on interior walls where possible. A recording table will be provided for players' strength and conditioning charts. Notice boards will be located adjacent. A towel distribution and collection station will also be provided. A Visi cooler for bottled water and other drinks will be provided along with an area for snacks such as power bars. The room will have TV monitors, game clock, full A/V capability and will be acoustically separated from other areas

Stretch and Recovery

Dedicated space and table for weight bearing stretching and exercises. Equipment storage racks.

Turf Area

Provide a dedicated zone within the Training space that is equipped with professionally installed turf material that matches the stadium surface material.

Cardio Area

This zoned area adjacent to the weight room will be provided for cardio equipment (including AlterG). TVs and full A/V capability will be provided in the cardio areas. Provide wall mounted marker boards and game clock

Athletic Trainers Office/Locker Room –

A shared office will be provided for the Athletic Trainers with clear views weight and cardio space. The office will have room for 3 desks with two chairs for visitors, a cabinet with shelves, and a sitting area with a small conference table. This office will also require a TV, marker boards, and LED game clock in it. 1 touchdown station will be provided for assistant trainers and interns. 3 open lockers for quick changes/personal belongings. The Head Strength Coach will ideally have a view to the weight room, Cardio room, and practice fields. The Head Strength coach's office will have room for a desk with two chairs for visitors, a cabinet with shelves. This office will also require a TV and a bulletin or marker board in it

Storage

A storage room will be provided with direct access from the weight room. Rack

shelving will be provided

Stadium	Team Training Coaching / Development
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Team Meeting /Video Room

This space will be equipped with advanced technology providing a space for team strategy sessions and analysis. Equipped with theater style seating with a tablet space for notes or computers. The ceiling and wall walls should be Acoustically treated for sound isolation. The space will be equipped with advanced technology providing a space for team strategy sessions and analysis. Wall mounted white boards for strategy sessions.

Media/Podcast/Broadcast Room

Workspace with monitors for reviewing taped games and practices. In addition, a space equipped with Podcast features for two people. Walls will be designed with acoustical isolation in mind.

Head Coach Office

The office for the Head Coach will have a work area with the Coach's desk but also an area to meet with visitors with a couch, 2 side chairs, TV, and a coffee table. The office will also have a private restroom accessed from within. The office will have a view of the field or training space.

Head Coach Office-Restroom

Accessible space provided with locker, shower, water closet & lavatory.

Assistant Coach and Staff Shared Office and Locker

An open office/war room space will be provided for the Assistant Coaches adjacent to Head Coach. The office will have room for 3 desks with two chairs for visitors, a cabinet with shelves, and a sitting area with a small conference table. Space will have a view to the work out areas or hallway. This office will also require a TV, marker boards, and LED game clock in it. 1 touchdown station will be provided for assistants and interns. 3 open lockers for quick changes/personal belongings. The space will also provide Three (3) lockers and boot rack.

Assistant Coach Office-Restroom

Accessible non gendered space provided with open locker, shower, water closet & lavatory within or close access to the Assistant Coach Office.

Storage Closet

A storage closet room will be provided for the coaching staff area with adequate shelves and cabinetry.

Stadium	Team Training Classroom/Lounge/Kitchen
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Kitchen Nutrition

This will be used to provide space to prep, cook and store food for team training days 2 meals daily. The fully functioning kitchen will be provided with cooktop, oven, dishwasher, full size fridge/freezer, icemaker, dishwasher, microwave, separate beverage cooler, pantry and associated HVAC and exhaust system.

A full-size refrigerator with freezer space and full-size storage cabinet should be anticipated for each team in training. This space should have two access points, one team dining area separate to the hallway.

Team Dining/Flex Learning Area

The team Dining Flex area is a space for Team Nutrition. Provide Casework for buffet style serving of team meals (60 people). Space should be naturally lit with generous views of the stadium or practice pitch. If possible, provide access to outdoor patio areas and exterior seating/dining options. The space will be open and furniture flexible to be

utilized for more than dining, youth education and presentations. Provide chalk and dry erase board, video capability, wireless internet access, dividable into two (2) spaces

Classroom/Lounge

This area should be designed for players to be able to comfortably sit in a communal environment to relax, eat, etc. Lounge seating, tables/chairs, ping pong table, TV, sound system. It will also provide tables for breakout meetings or study sessions for 30 visiting youth. Provide chalk and dry erase board, video capability, wireless internet access, dividable into two (2) spaces

Breakout Nooks

Small Study areas or breakout nooks to be provided for focused learning, built in tables and bench seating with lowered acoustical ceiling, sound absorbing wall coverings will provide a space for focused learning or meetings.

Team Training /Equipment Manager Spaces

Equipment Manager Spaces: The Equipment Room should be conveniently accessed from the garage and be directly adjacent to the players' locker room areas. In addition to the areas specified below, the room should have a desk for the Equipment Manager.

Storage: The Equipment storage room will include shelving, hanging racks, and bin storage. Space saver storage will also be considered in the equipment storage room. The room will incorporate racks for storage with space underneath for the trunks to be easily loaded/unloaded and stored. Corridor space outside the trunk storage area will be wide enough to stage loaded carts prior to loading on trucks

Uniform Area

This secured Uniform room will be used for uniform storage, uniform selection, numbering and fittings for new players etc. It will include shelving and bin storage.

Uniform Printing

The printing area should provide deep cabinetry to hold uniform print machines and dedicated power for devices. Open shelving above and below for all supplies.

Laundry Room

Laundry area will provide for a of three (3) industrial washers and two (3) industrial dryers due to the day-to-day needs of Teams in training at the facility. Storage racks and space for supplies and equipment for multiple spaces

Boot Room

Dedicated space adjacent to entry/exit to outside team training area for ventilated boot racks holding minimum of 35 pairs of cleats. Built in bench for seated players min 12' in length.

Janitor

Provide Janitor closet adjacent to Equipment manager with mop sink and shelving

Stadium

Stadium/Team Operations

Stadium Operations/Box office Ticket Window

The box office will be a dedicated area for game day/event ticket disbursement and cash management with secured entries

Provide ticket windows at a ratio of at least 1:3,500 spectators with the ability to expand based on the assessment of the event.

Ticket Manager Office

Assistant Ticket Manager Office

Assistant Work Area

Counting Room

Vault/Lockable Storage

Server IT Room

Ticket Office Restroom

Stadium

Team Operations/Front Office

Reception

The main entry and reception area will include a counter suitable for registration and check-in.

General Managers Office

The private office will have room for a desk with two chairs for visitors, a cabinet with shelves, and a sitting area with a small conference table. The office will also include a TV, marker board, and LED game clock. Offices should be positioned to maintain visibility to the open office spaces. Storefront glazing facing open office space.

Ensure acoustic privacy with soundproof materials to mitigate distractions from open office spaces.

Facility Managers Office

The private office will have room for a desk with two chairs for visitors, a cabinet with shelves, and a sitting area with a small conference table. Storefront glazing facing open office space. The office will also include a TV, marker board, and LED game clock. These offices should be positioned to maintain visibility to the open office spaces.

Marketing/Sales/ Community Outreach

The shared office will have room for three (3) desks with two chairs for visitors, a cabinet with shelves, and a sitting area with a small collaboration table. The office will also include a TV, marker board, and LED game clock. These offices should be positioned to maintain visibility to the open work area with storefront glazing facing open office space.

Open Work Area

This large open workspace/work room area is designed for collaboration and flexibility

Conference Room

A main conference room will be provided with a conference table and chairs for up to 12 occupants. The room will be provided with TV monitors, full A/V capability and white markerboard walls. The conference room will be located adjacent to the reception area.

Copy/Supply/Work Room

Work room designed with upper and lower counters and hefty power for electrical equipment. Provide two work spaces with flexible seating.

Break Room Kitchenette

kitchenette, tables, and chairs to accommodate approximately 4-6 persons.

Stadium

Media Facilities

Press Box

All upper-level press box spaces will have operable windows facing pitch, built in counter Workstations with Ergonomic chairs for long-duration comfort.

Built in wall mounted Workstations facing pitch:

Ergonomic chairs for long-duration comfort.

Broadcasting Infrastructure:

High-speed, reliable internet connections (wired and wireless) to support live streaming, video uploads, and other digital media needs.

Dedicated Ethernet lines for broadcasters to ensure uninterrupted service.

Soundproofed walls and doors to minimize noise interference during broadcasts or recordings.

Writing Press Box

TV Broadcast Booth

Radio Booth 12' Wide x 8' Deep

Coaches Scouting Booth Provide operable window counter with power, charging

ports

PR Work Room

Scoreboard/Video Board/Sound Room

Network Control Room

Located above or immediately adjacent to midfield camera position. Positioned at a height of 60' or less above the field Size: Minimum of 18' Wide x 12' Deep

Storage Room

Press Restrooms

Media Facilities/Field Level Media

Press Conference Room

Seating for 10–15 individuals, with flexible layouts to accommodate broadcasting teams, podcasters, and media personnel.

The Media Interview room could also be adjacent to the Club space offering cross programming during non-game day events.

Press Storage Room

Restroom

Accessible single toilet/lavatory

Patch Room

TV Broad Cast Truck Parking

Two (2), separate and distinct loading docks from the commissary loading facility, as a minimum. Arrange for trucks to have direct access from street/entry to facility. To be considered a modification for smaller venue)

Space for Satellite Truck

Local TV/Microwave Parking

Mid-Level End

Media Facilities/Camera Locations

High Center

Low Level Center

High Corner Reverse

Mid-Level End

Stadium

Stadium Service & Operations

Event Storage

Storage is provided adjacent to the field and Loading Dock. Storage is to be Divided into lockable cages, for field equipment, signboards, signs, banners and other decor, field maintenance equipment. Where feasible, storage space should have 11' ceilings at minimum a.f.f. to allow forklift access. All doors to Storage areas are to be roll up doors or A height of 6' W x 10'-0"H AFF to allow Fork-lift access. .

Sand and Turf Storage Provide sand/turf material storage that is easily accessible by the field maintenance crew for required applications.

Chair storage in rolling racks to allow easy access for event set up and take down. If possible, store in vertical racks.

Field covering stored in the service yard with direct access to the exterior and the field. (natural turf)

Surplus Materials Storage

Suite/Club Storage

General Building Storage

Stadium

Security

Control Room

Space allocation for 24/7 building security (Control Room) to include the ability to monitor CCTV coverage, access control, weather monitoring, and building communications (radio base, PA, in stadium assets).

Unified Command Center

MLS requires the provision of a Unified Command Center to effectively manage resources and communication during an event.

MLS requires the provision of a Unified Command Center to effectively manage resources and communication during an event. The space also allows integration with

First Responders in the event of an incident to respond and recover. The space shall be designed based on a Unified Command model. At a minimum, the Unified Command Center shall have:

- A clear and unobstructed view of the field and seating bowl.
- Full power and internet access.
- Specific access control.
- Designated seating for staff.
- Space for at least four monitors (weather, in house, field cams, and an independent screen);
- Space for a map of the venue and a dry ink panel; and
- Connections to all video surveillance systems from the Stadium Security Control (24/7)

Detention
Area

The room(s) should provide space for Club staff, stadium security personnel, and/or police to process paperwork for any ejections or arrests that may arise from the event. The space should have access to a back-of-house exit from the venue. Storage for security equipment radios, cameras, signage and magnetometers Adjacent to Command Post

Debriefing
area

Where possible, First Responders should be provided with a room for briefings. And parking should be allocated for First Responder vehicles (police/fire/EMT) with easy access into back-of-house locations, including detention area and Unified Command Post.

Stadium

Stadium Service and Operations

Maintenance Shop

Provide space for a workshop for maintenance staff to make repairs and small-scale construction

Loading Dock/Marshalling/Receiving

Marshalling Area

Provide marshalling area with enough room for concert road boxes storage and easy access from the stage for loading/unloading.

Loading Dock-Truck Positions

Two (2), separate and distinct loading docks from the commissary loading facility, as a minimum. Arrange for trucks to have direct access from street/entry to facility. (consider modification for smaller venue)

Loading Dock Location

Arrange dock so the deliveries have direct access/vision of the security office as well as a direct path to receiving/freight elevator for day-to-day deliveries. Alternative measures for receiving packages and shipments on non-event days and event days should be considered when designing the stadium

Also arrange so that dock has a straight, direct path to the stage (if provided) for speed of loading and unloading for events.

Staging Area

Provide show power at both sides of stage for greatest flexibility. Work with design team to identify loads of typical concert as biggest user of power.

Provide shore power at the loading dock for use by concert tour buses, broadcast trucks and/or event support. Coordinate with Chapter 6 Broadcast Requirements for media trucks.

Loading Dock Restroom

Central Janitorial Supply and Storage

Bulk Paper Supply Room