



# *HAMILTON COUNTY PAYCOR STADIUM*

Initial Comprehensive Renovation Plan  
Progress Update

MSA SPORT

MMA TH PREVIEW GROUP P AEC THE KLEINGERS GROUP LB

09.16.24

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Section 01

# CONTEXT

# EXISTING CONDITIONS: PAYCOR STADIUM QUICK FACTS

 <b>STATS</b>	<b>LEAGUE RELATIONSHIP</b>
<p><b>65,515 SEATS</b></p>	<p>Within 10% of the league average</p>
<p><b>85% GENERAL 15% PREMIUM</b></p>	<p>Within 5% of the league average</p>
<p><b>2 PREMIUM OPTIONS</b></p>	<p><i>2 Clubs &amp; 132 Suites</i> Less than league and tier 3 market average of premium seating options &amp; configurations</p>
<p><b>EVENT &amp; TRAINING UTILIZES SAME VENUE</b></p>	<p>Atypical across NFL for tier 3 markets</p>
<p><b>STADIUM AGE 24 YEARS</b></p>	<p>1 of 5 stadiums in the league which have not recently completed or announced a major renovation or new build</p>

# ***OPPORTUNITIES***

- ***OPERATIONAL EVENT CONFLICT***
- ***RESTRICTED PEDESTRIAN FLOW***
- ***LIMITED CAPACITY FOR MULTI-PURPOSE PUBLIC EVENTS***
- ***LIMITED UTILITY FOR CONFERENCES***
- ***LIMITED FAN EXPERIENCES & OPTIONS***
- ***DISCONNECTED UPPER LEVELS***

Section 02

# GOALS

**FOR PAYCOR STADIUM COMPREHENSIVE RENOVATION PROCESS**

# ***PAYCOR STADIUM WILL BE***

- ***AN ENGAGING MULTI-PURPOSE SETTING***
- ***MODERNIZED, EXPANDED & UPDATED***
- ***AN ENHANCED & VARIED FAN EXPERIENCE***
- ***A SUSTAINABLE HOME FOR THE BENGALS***
- ***A BEST-IN-CLASS COMPLEX***

# ***COUNTY & TEAM GOAL ALIGNMENT***

- ***BENGALS THRIVE IN THEIR HOMETOWN FOR DECADES***
- ***MAKING PAYCOR STADIUM SUSTAINABLE WITH TAX PAYER INVESTMENT & PROTECTING THAT INVESTMENT***
- ***ENSURING MARKET COMPETITIVENESS***
- ***ENHANCED PUBLIC UTILIZATION & TEAM REVENUE***

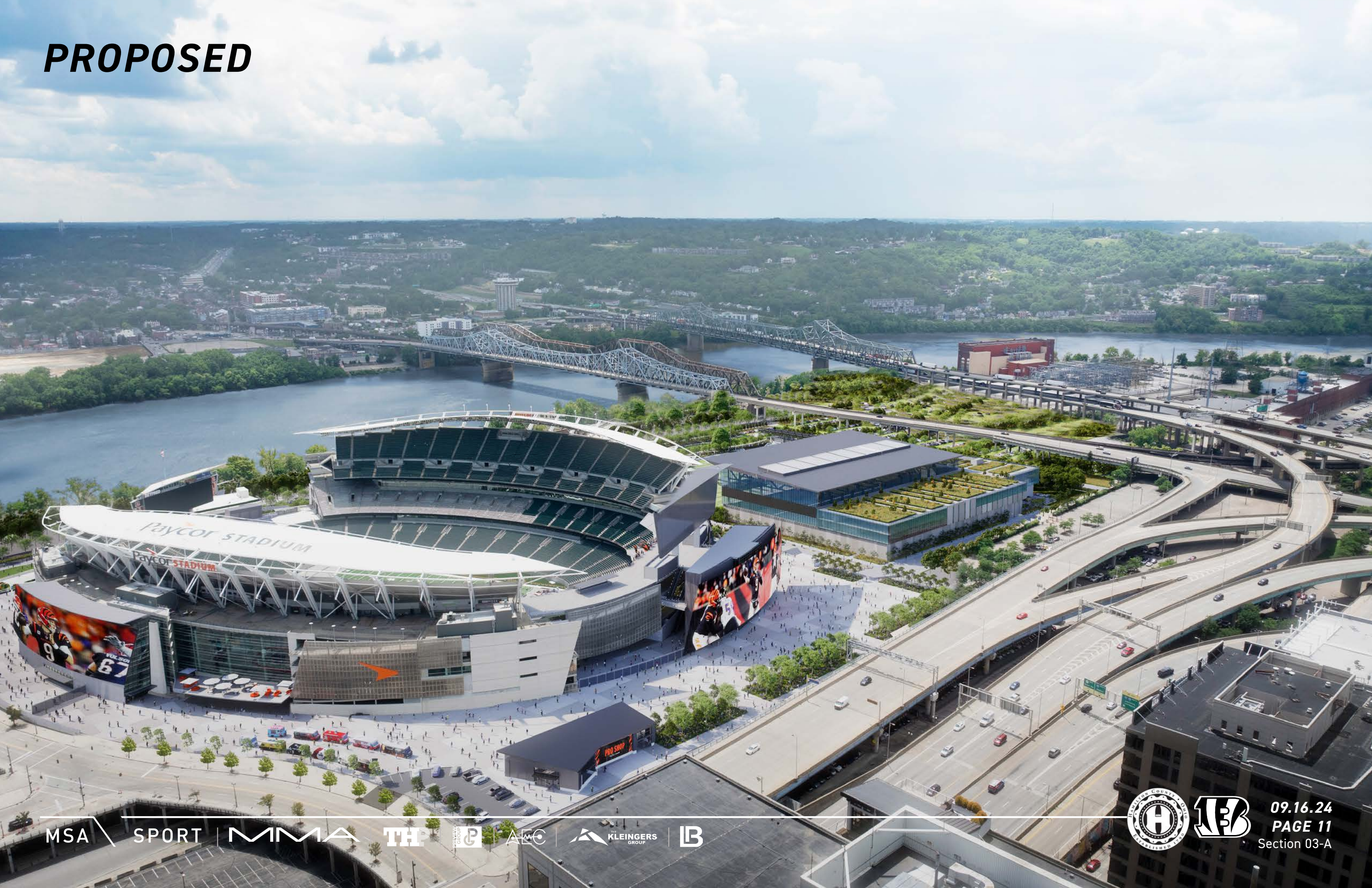


# VISION

# EXISTING



# PROPOSED



# EXISTING



# PROPOSED



# EXISTING



# PROPOSED



# PROPOSED: GAME DAY

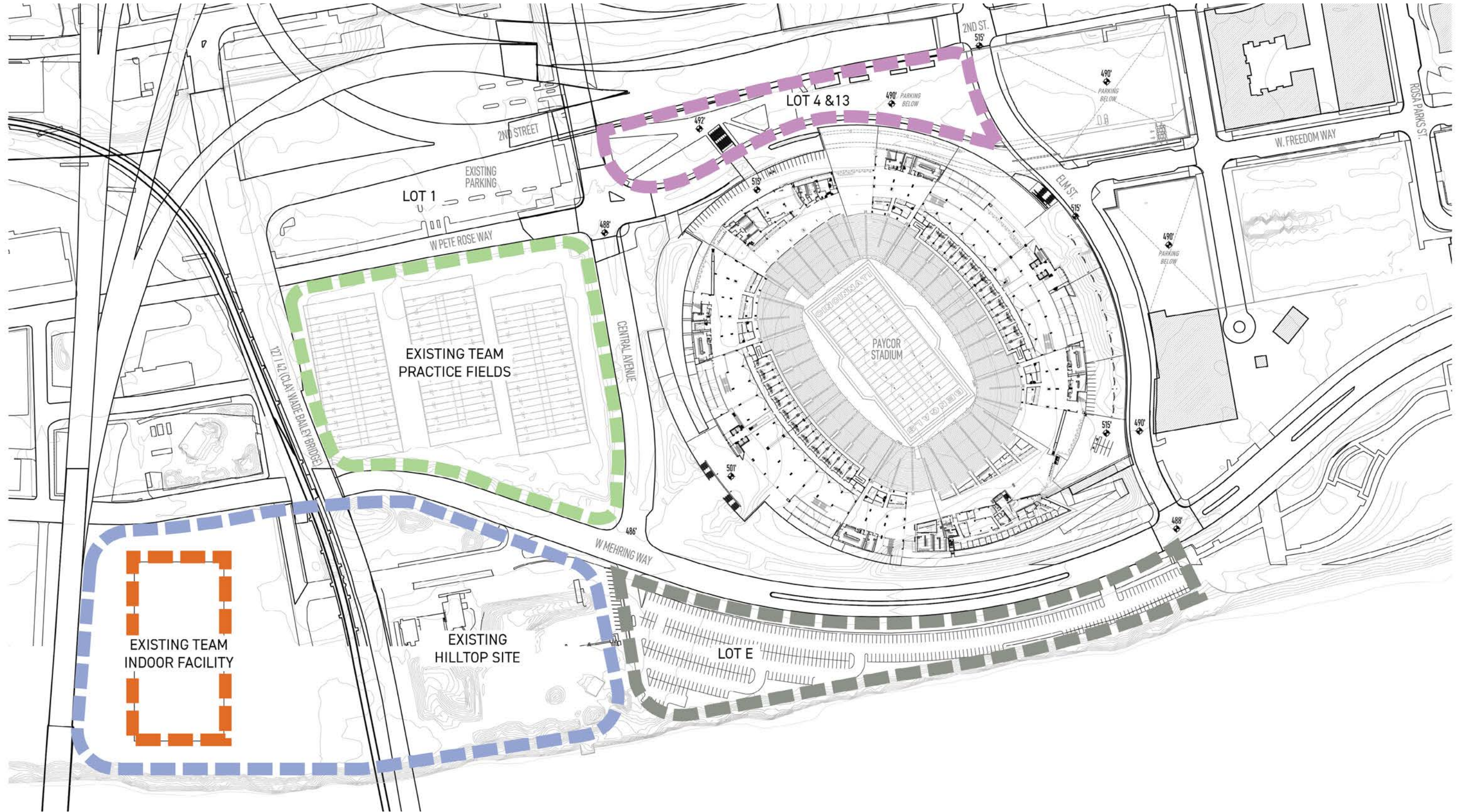




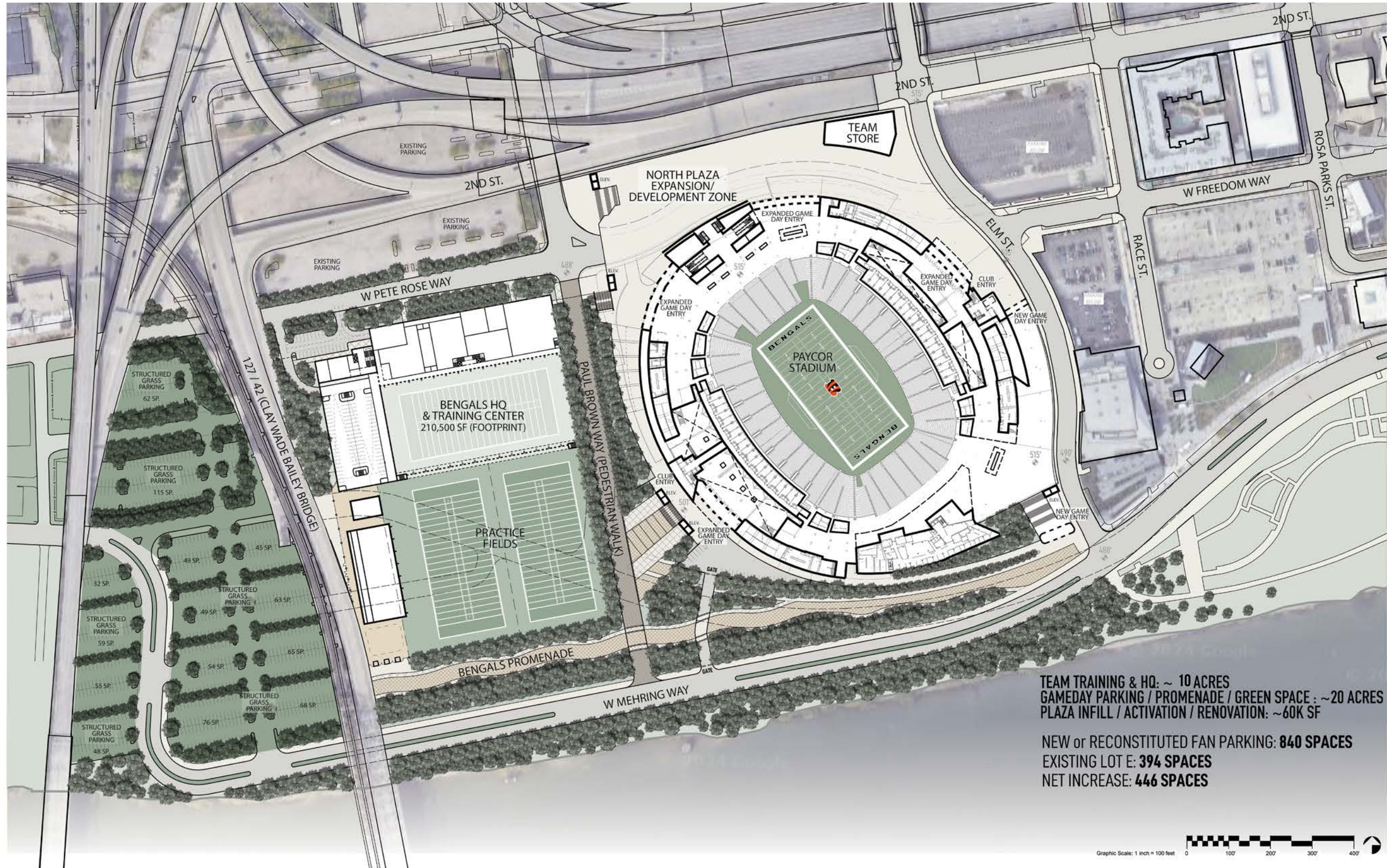
# PROPOSED: DEVELOPMENT



# EXISTING SITE PLAN



# PROPOSED SITE PLAN





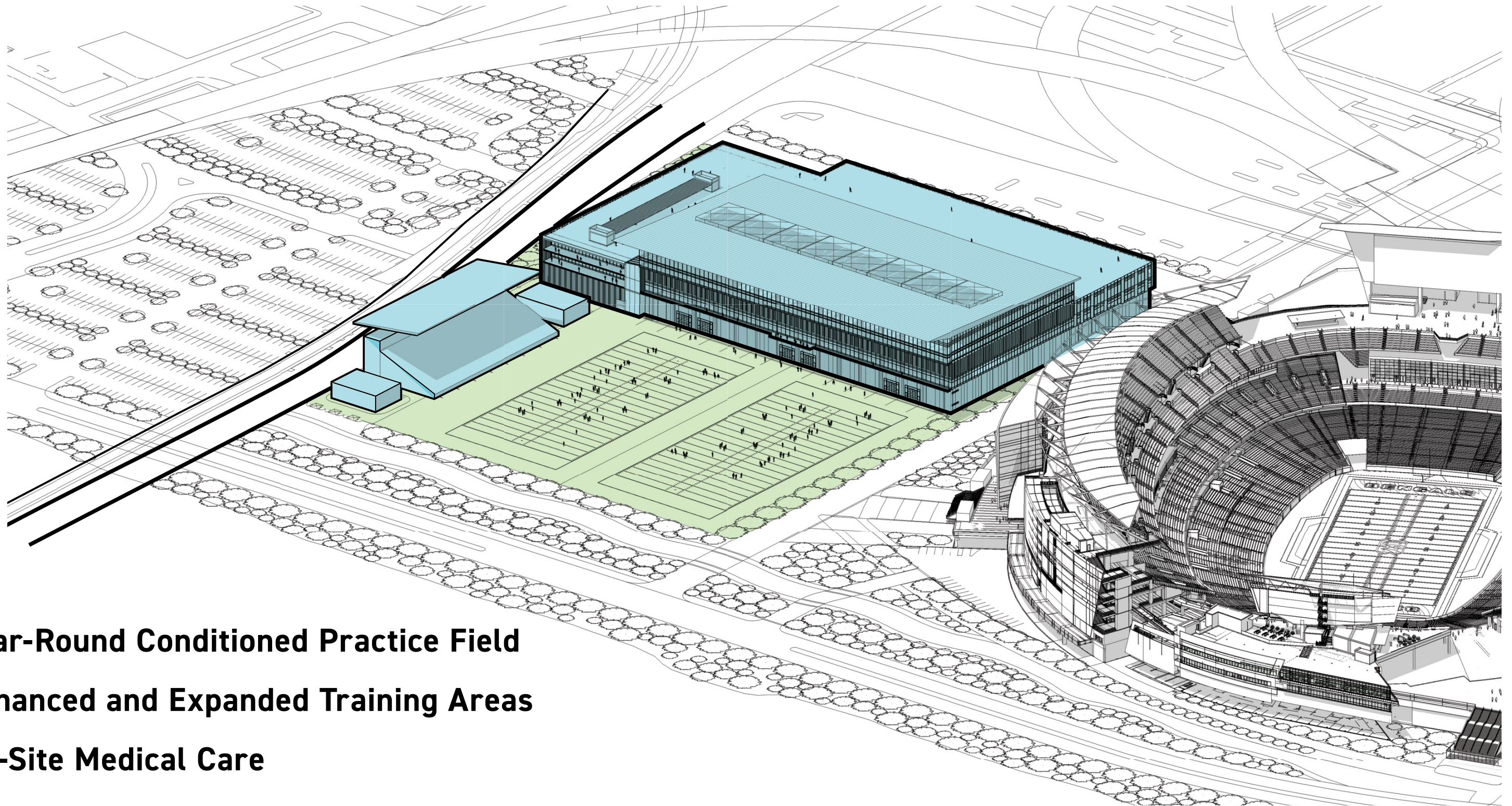
# TEAM COMPLEX: EXISTING



# TEAM COMPLEX: PROPOSED

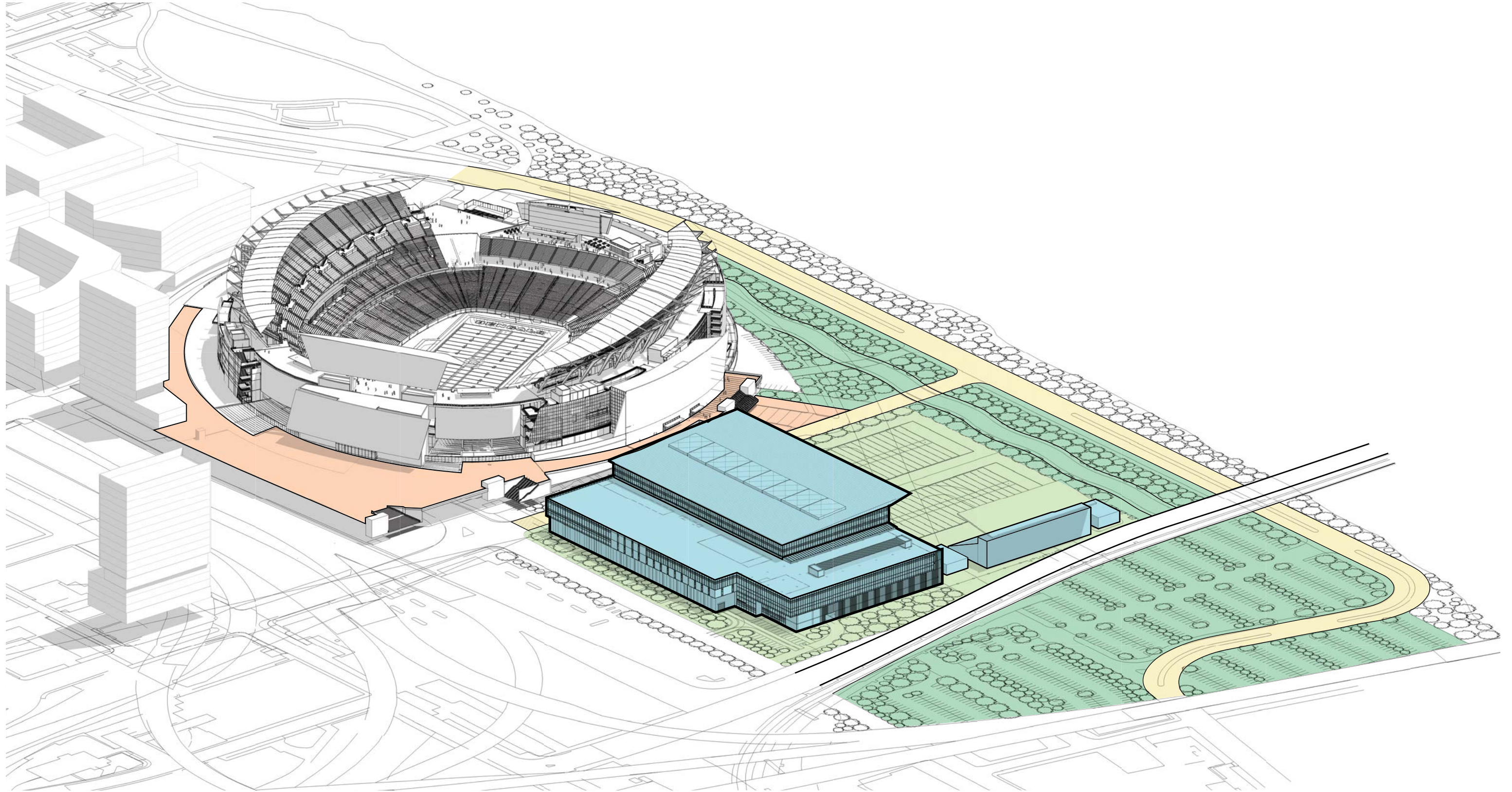


# TEAM COMPLEX IMPROVEMENTS



- Year-Round Conditioned Practice Field**
- Enhanced and Expanded Training Areas**
- On-Site Medical Care**
- Improved & Expanded Admin. Offices**

# SITE AXON: FROM NORTHWEST





# TEAM COMPLEX: EXTERIOR



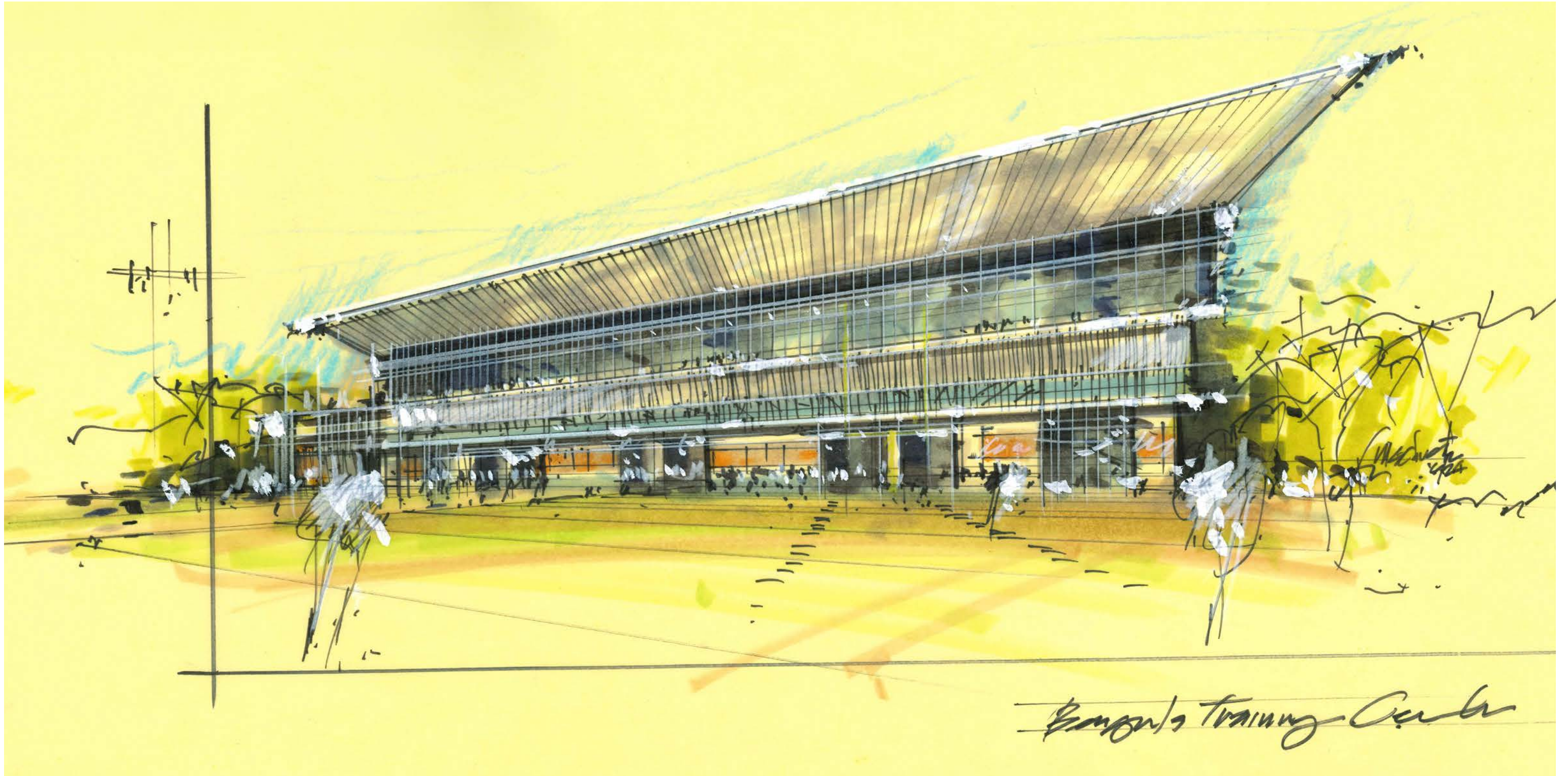
# TEAM COMPLEX: INTERIOR



# TEAM COMPLEX: EXTERIOR

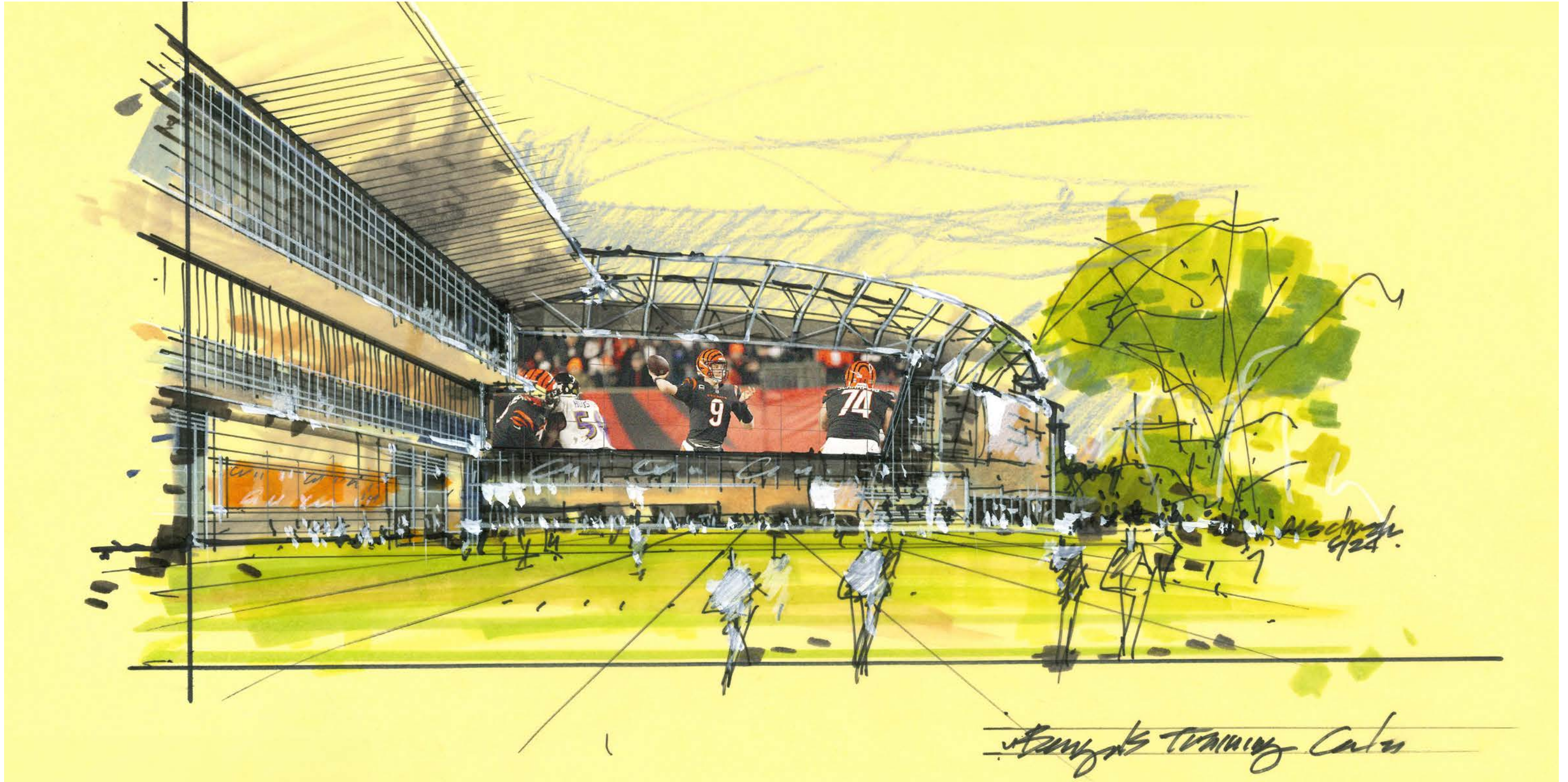


# TEAM COMPLEX: PERSPECTIVE

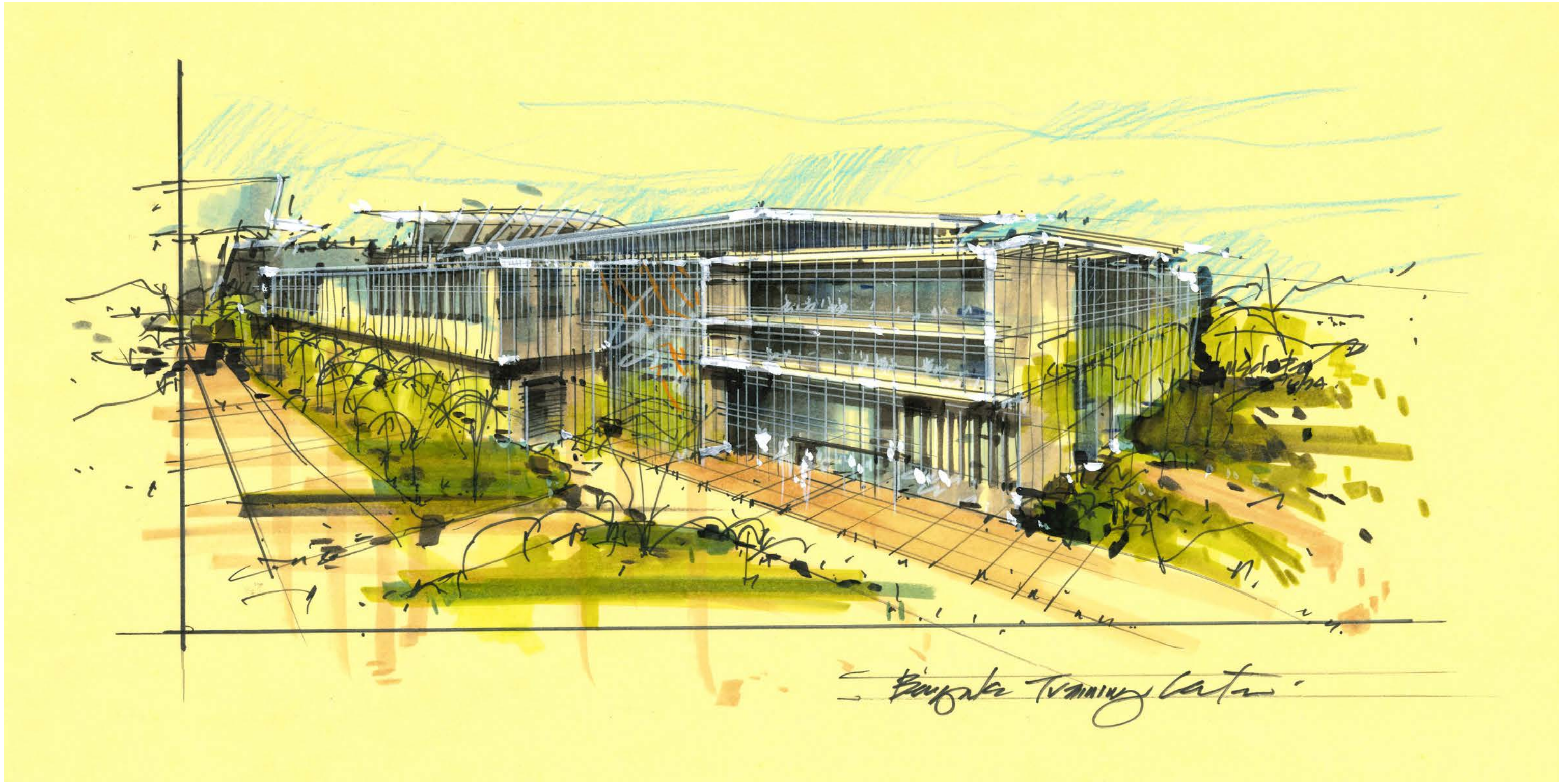


*Simon's Training Center*

# TEAM COMPLEX: PERSPECTIVE



# TEAM COMPLEX: PERSPECTIVE



# PROGRAM ANALYSIS: EXISTING / PROPOSED COMPARISON

PROGRAM	EXISTING SF	PROPOSED SF*	+/-	SIGNIFICANT SF INCREASE
BUILDING CIRCULATION (HORIZONTAL & VERTICAL)	654,446 SF	836,071 SF	+ 181,625 SF	●
FAN AMENITIES & ENGAGEMENT SPACES	215,519 SF	296,680 SF	+ 81,161 SF	●
TICKETING / ENTRY / EXIT	11,537 SF	19,239 SF	+ 7,702 SF	
RETAIL	21,336 SF	36,340 SF	+ 15,004 SF	
RESTROOMS	107,413 SF	129,089 SF	+ 21,676 SF	
CONCESSIONS / FOOD SERVICE OPERATOR / PREP	108,534 SF	126,316 SF	+ 17,782 SF	
ADMINISTRATIVE OFFICES	34,220 SF	76,724 SF	+ 42,504 SF	●
PLAYER SUPPORT SERVICES	54,868 SF	161,485 SF	+ 106,627 SF	●
STADIUM SUPPORT / STORAGE / UTILITY	159,978 SF	191,760 SF	+ 31,782 SF	
STAFF SUPPORT SERVICES	24,314 SF	47,792 SF	+ 23,478 SF	
MEDIA / PRESS SUPPORT SPACES	26,665 SF	26,665 SF	0 SF	
<b>TOTAL</b>	<b>1,418,830 SF</b>	<b>1,928,856 SF</b>	<b>+ 510,026 SF</b>	●
INDOOR PRACTICE FIELD / TRAINING BUBBLE	80,000 SF	97,682 SF	+ 17,682 SF	

\*Proposed SF Includes Stadium Complex

# SITE & TEAM COMPLEX: SUMMARY

**RE-IMAGINING ~50 ACRES FOR IMPROVED  
CIVIC, TRAINING, & GAMEDAY SPACE**

Converting Space at Paycor Stadium for  
Civic Use & Expanding Team Facilities

## SITE

Relocating 3K Lineal Ft of Mehring Way

20 Acres New Park Space *(to be used as parking/tailgate on game day)*

Central Ave Converted to Pedestrian Way  
*(between Pete Rose & Mehring)*

60K SF of Plaza Space Reno. for Civic Use,  
including 4 New Access Points

2000 Seat Shared Community/Team Stadium

## TEAM COMPLEX

2 New Turf Fields w/ 2000 Seat Stadium

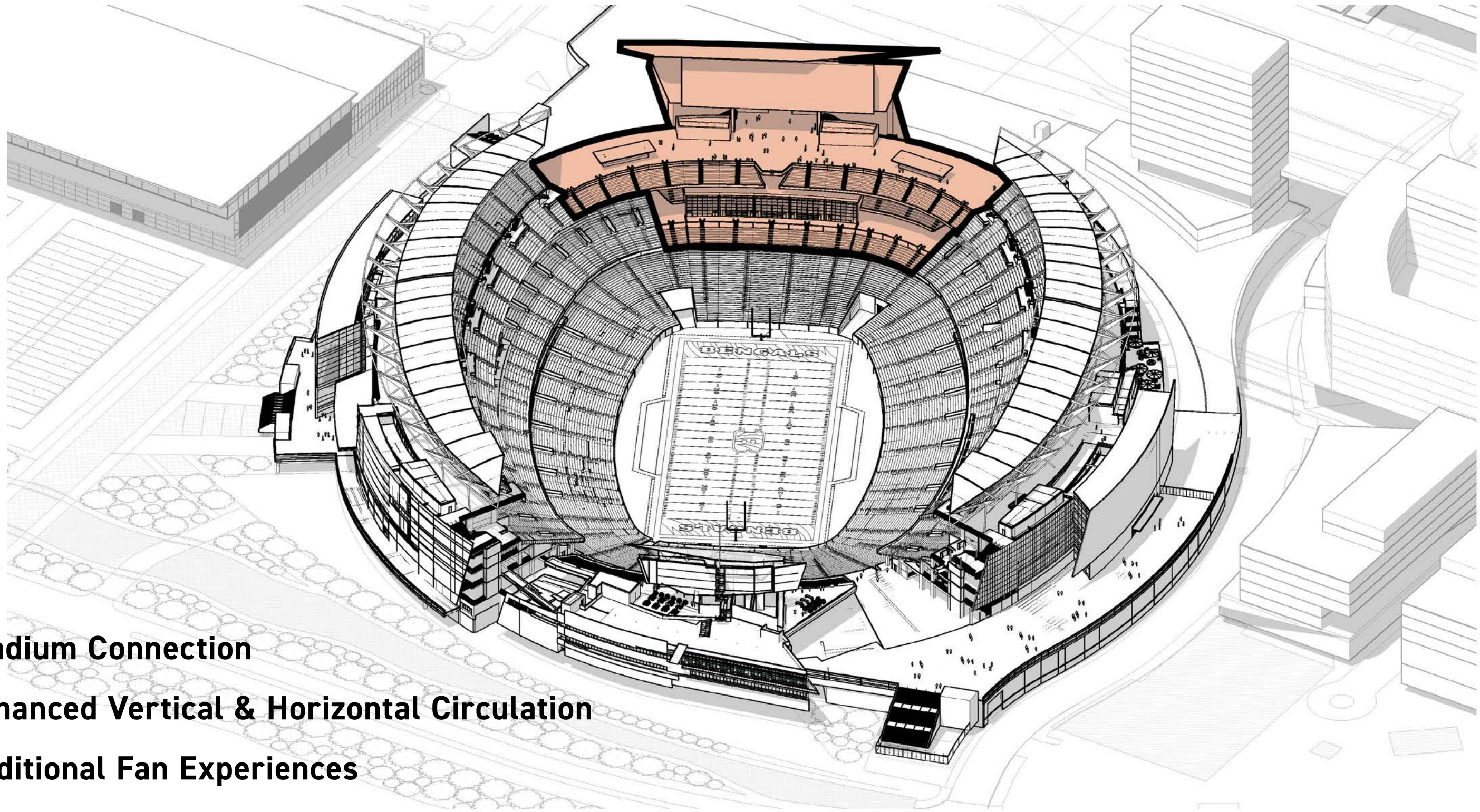
2.5 Acres Converted to Team Practice Fields,  
Indoor Practice, Training Facility, & Admin.

400K SF Team Building

- 200K SF Player Performance (55K Exist)
- 120K SF Admin. Offices (30K Exist)
- 100K Indoor Practice
- 200 On-Site Parking Spaces



# NEW SPACES: NORTH END ZONE IMPROVEMENTS



**Stadium Connection**

**Enhanced Vertical & Horizontal Circulation**

**Additional Fan Experiences**

**Augmented Scoreboard**

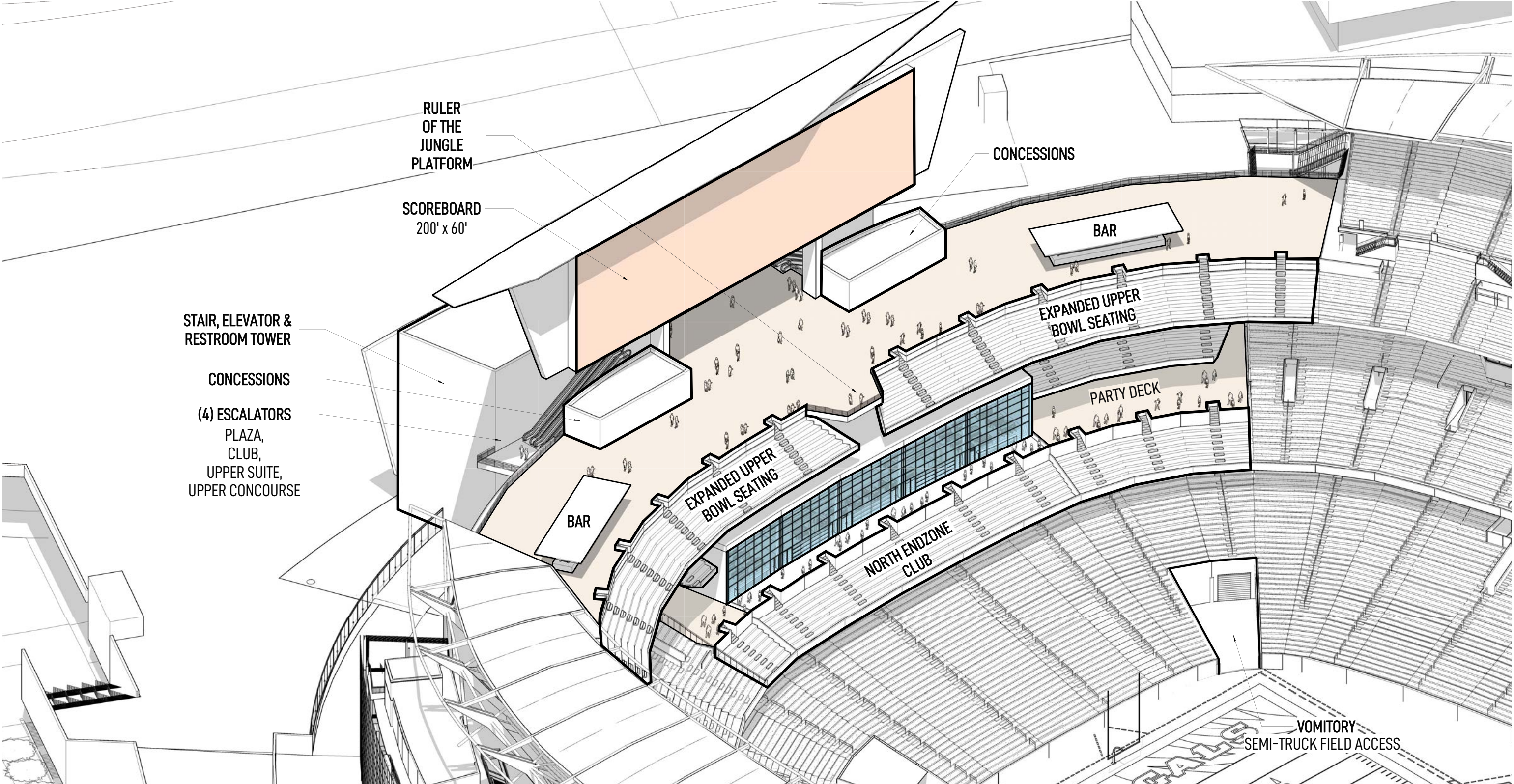
# EXISTING



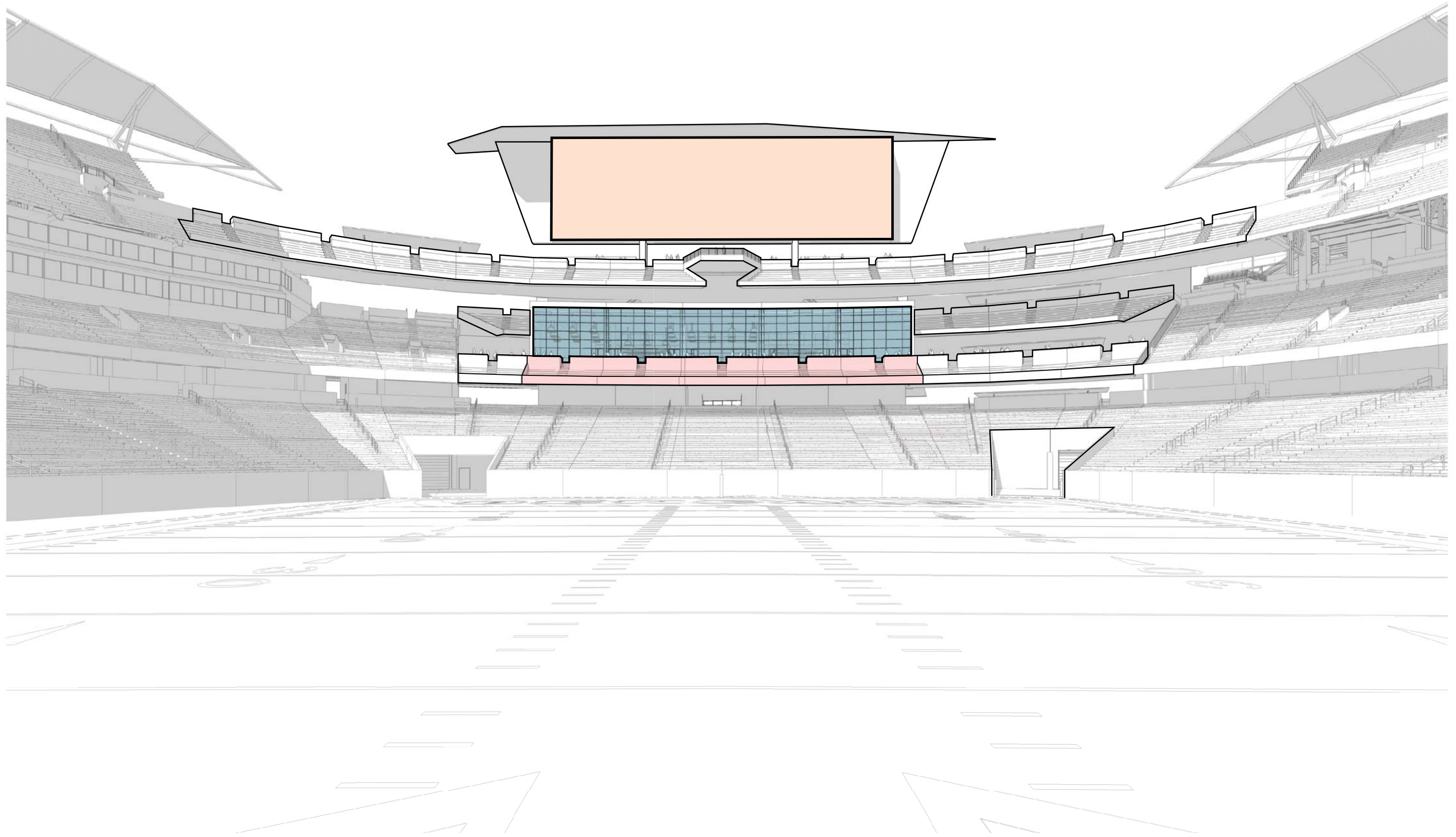
**PROPOSED**



# NORTH END ZONE IMPROVEMENTS OVERVIEW

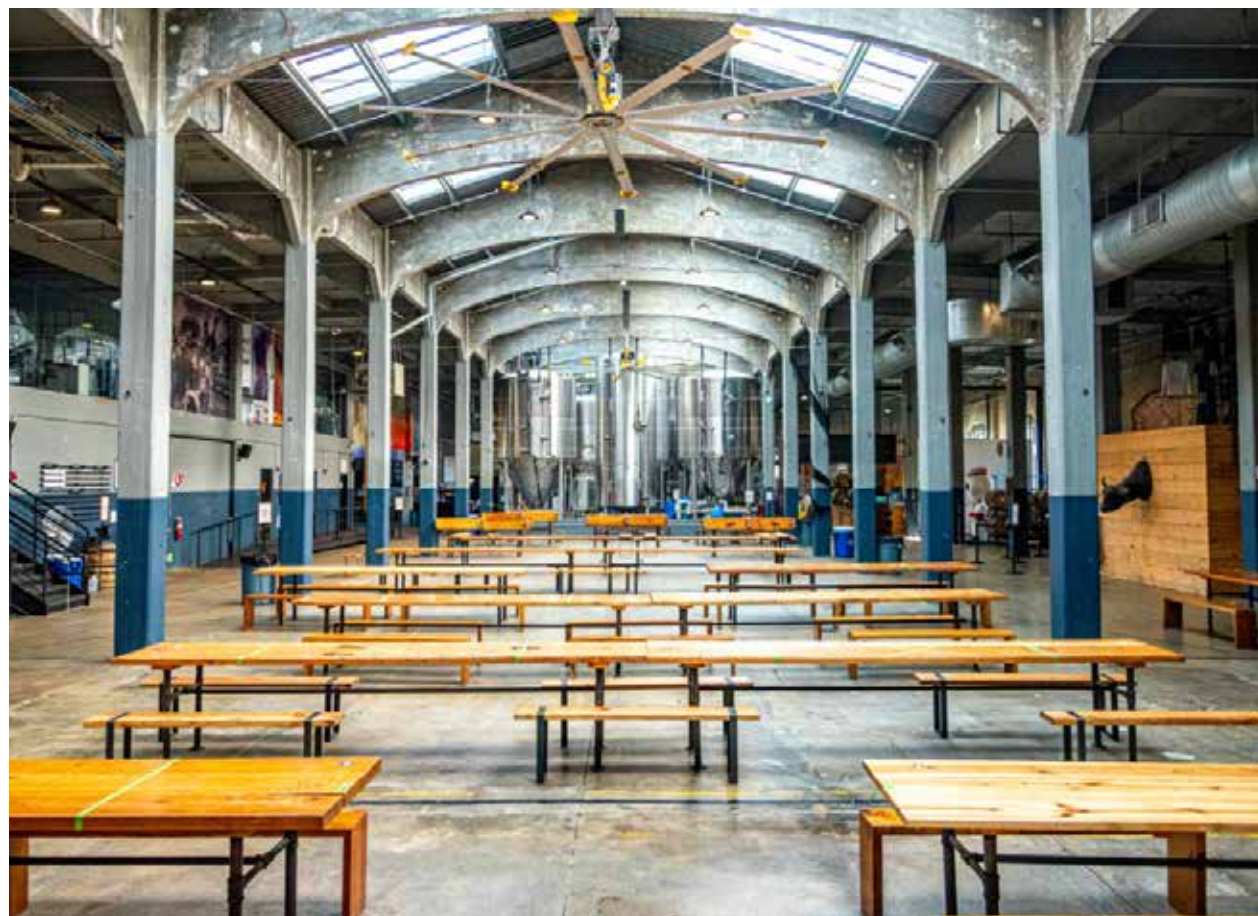


# NORTH END ZONE: VIEW FROM 50 YARD LINE



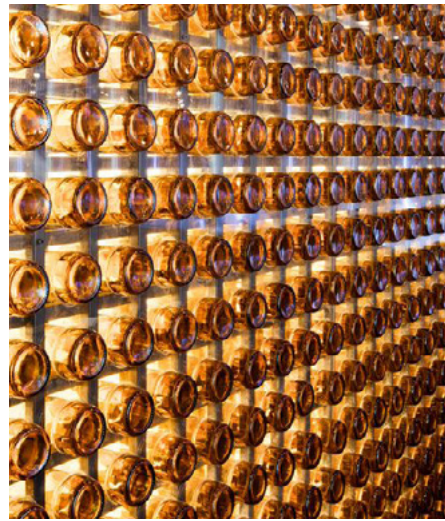
# NORTH END ZONE: DESIGN THEME

Tailgate Taproom



# NORTH END ZONE: DESIGN INSPIRATION

Tailgate Taproom Design Benchmarking



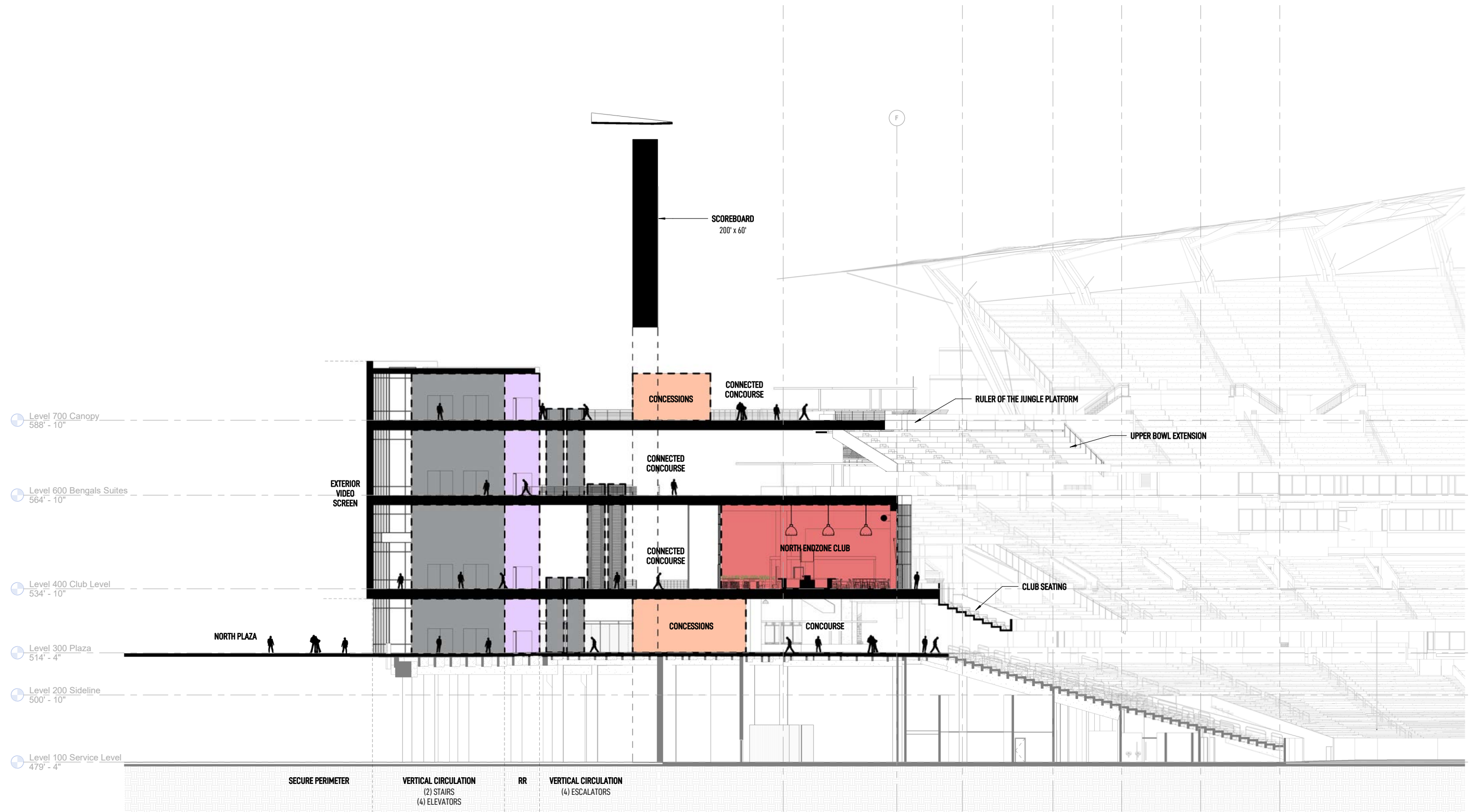
Architectural | Sleek | High Contrast

# NORTH END ZONE: CLUB CONCEPT



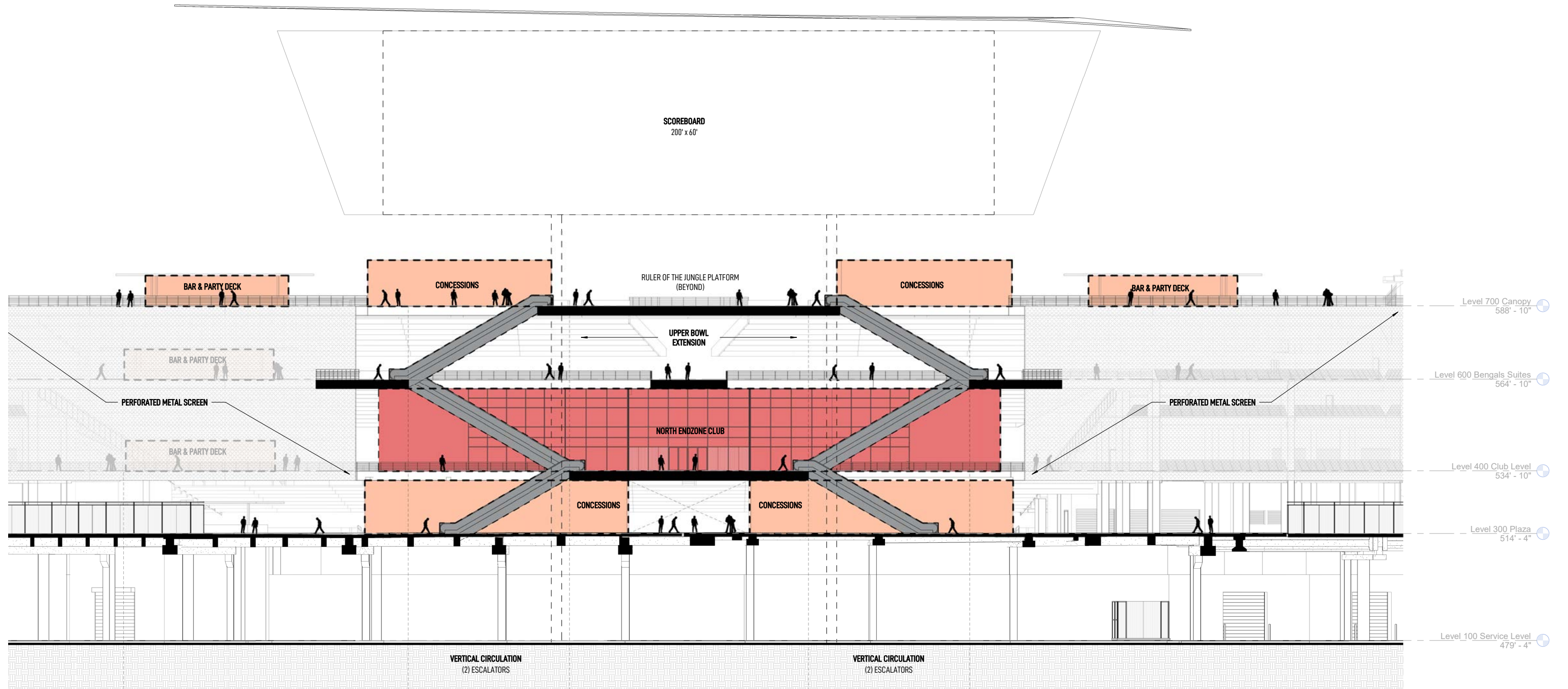


# NORTH END ZONE: N/S SECTION



1/32" = 1'-0"

# NORTH END ZONE: E/W SECTION



1/32" = 1'-0"

# ***NORTH END ZONE: SUMMARY***

## **ACCOMPLISHMENTS**

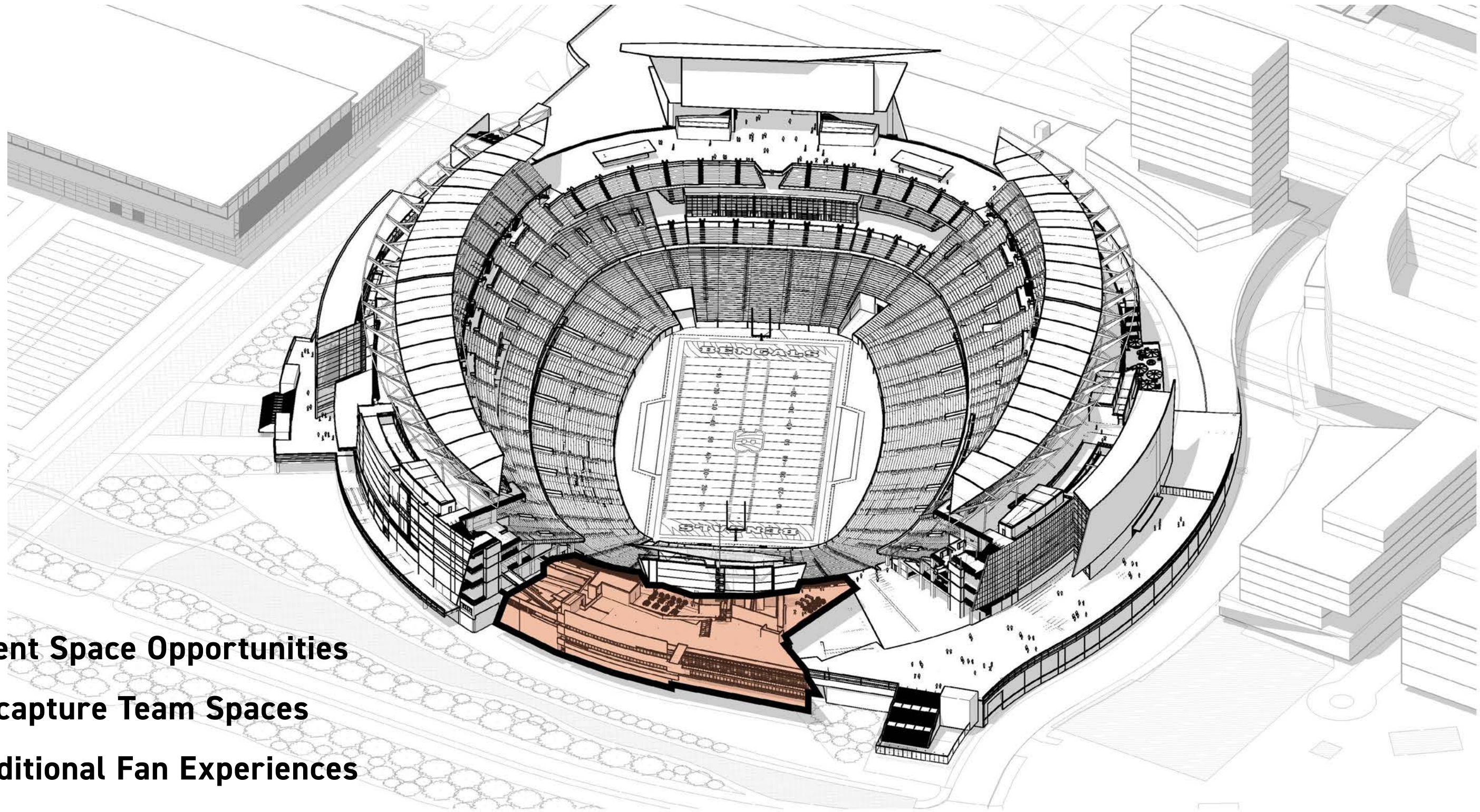
Stadium Connection

Enhanced Vertical &  
Horizontal Circulation

Additional Fan Experiences

Augmented Scoreboard

# NEW SPACES: SOUTH END ZONE IMPROVEMENTS



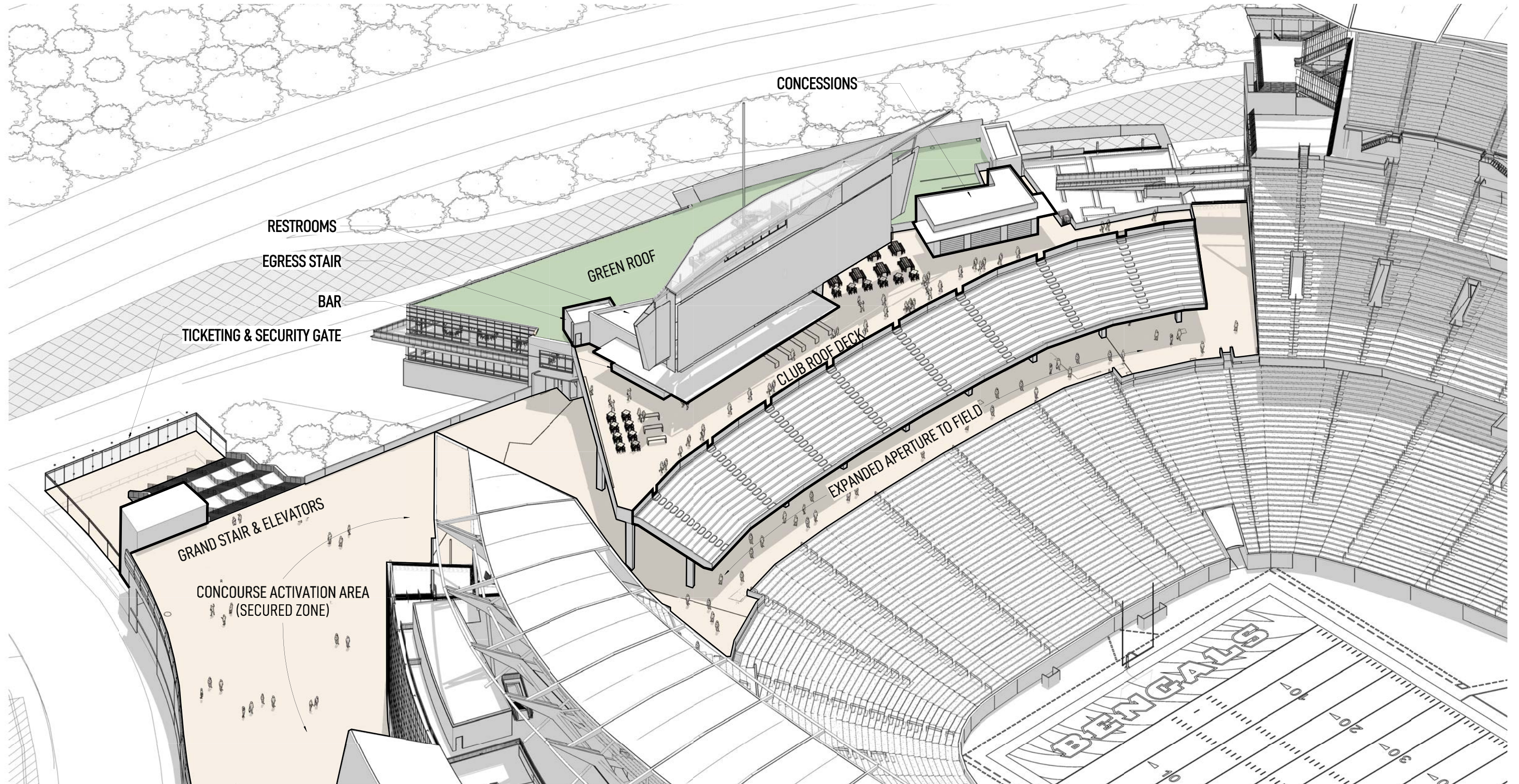
**Event Space Opportunities**

**Recapture Team Spaces**

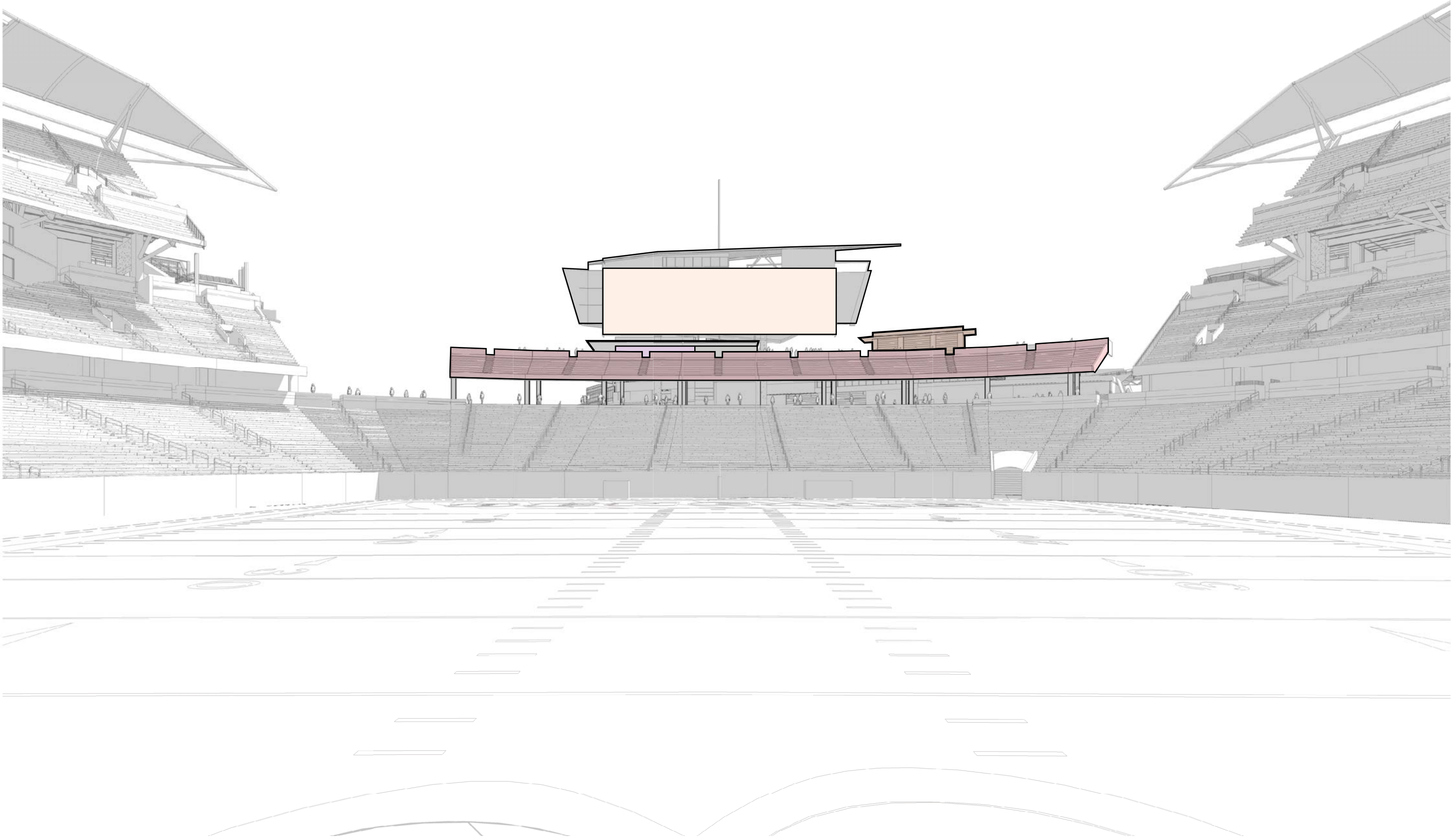
**Additional Fan Experiences**

**Additional Standing Room Views to Field**

# SOUTH END ZONE IMPROVEMENTS OVERVIEW



# ***SOUTH END ZONE: VIEW FROM 50 YARD LINE***



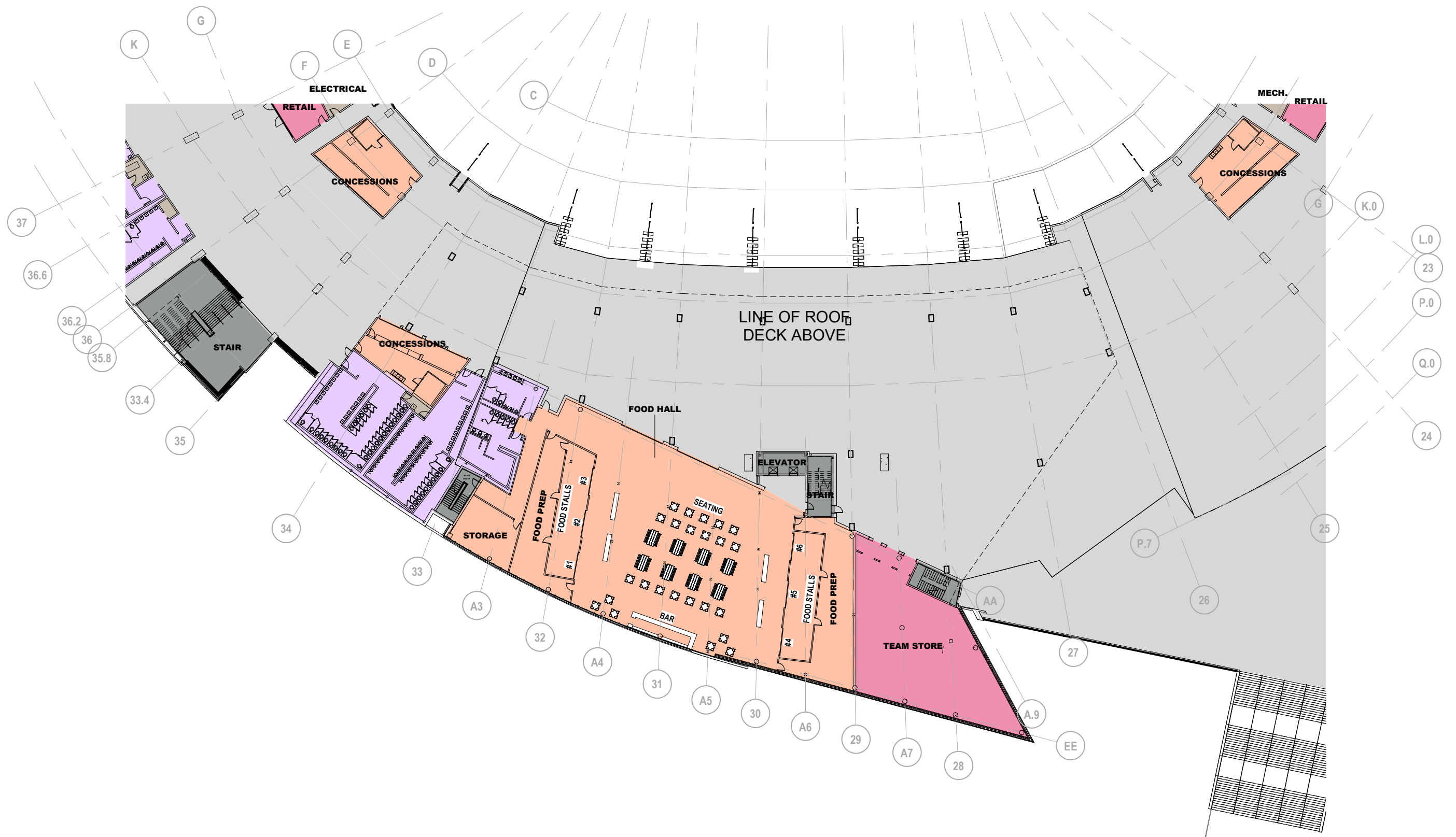
# FOOD HALL: DESIGN INSPIRATION

Queen City Market



Streetscape | Branded | Local

# SOUTH END ZONE: PROPOSED PLAZA LEVEL PLAN (FOOD HALL)



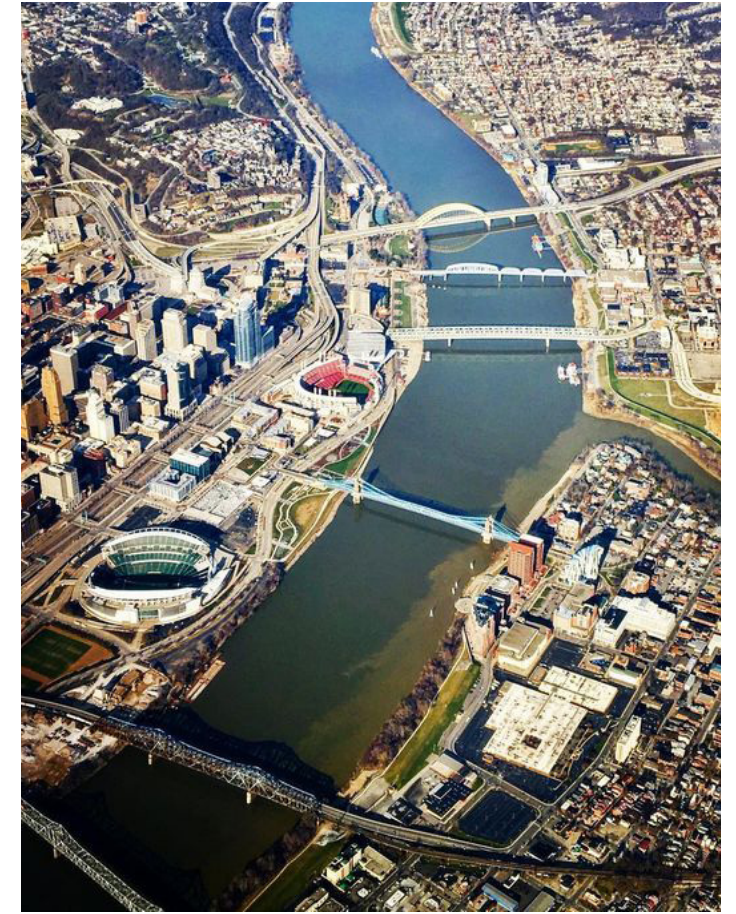
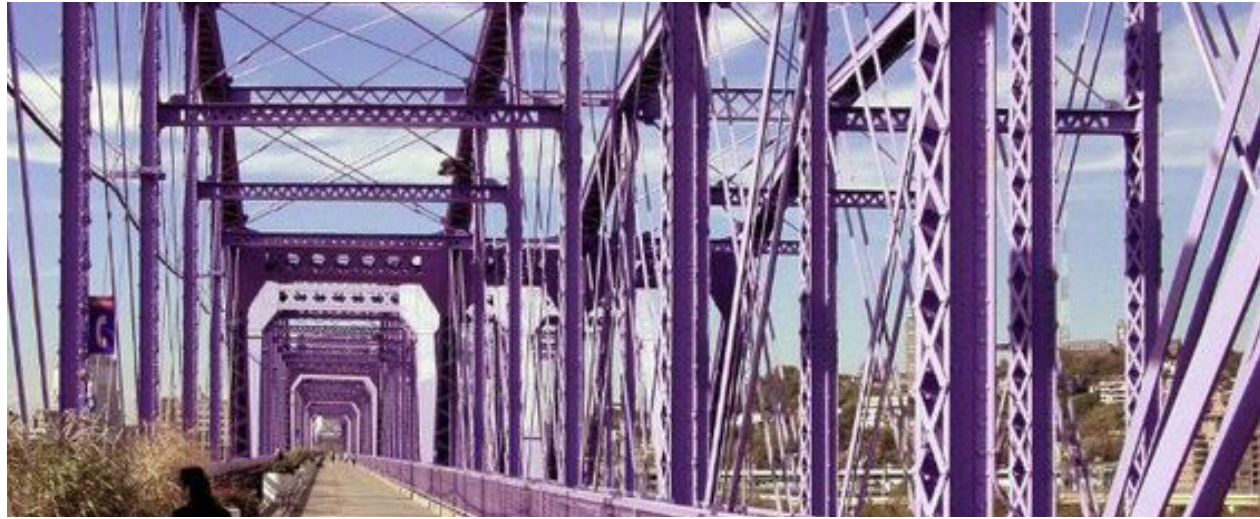


# SOUTH END ZONE: FOOD HALL



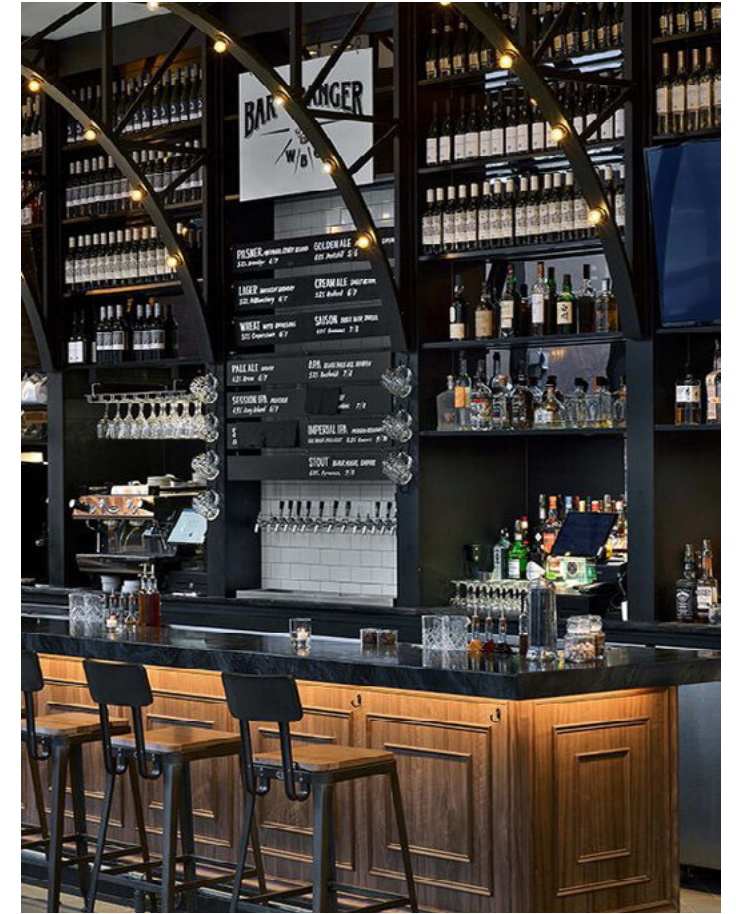
# RIVERFRONT CLUB: DESIGN THEME

*Cincinnati's Bridges*



# RIVERFRONT CLUB: DESIGN INSPIRATION

Cincinnati's Bridges Design Benchmarking



Architectural | Sleek | High Contrast

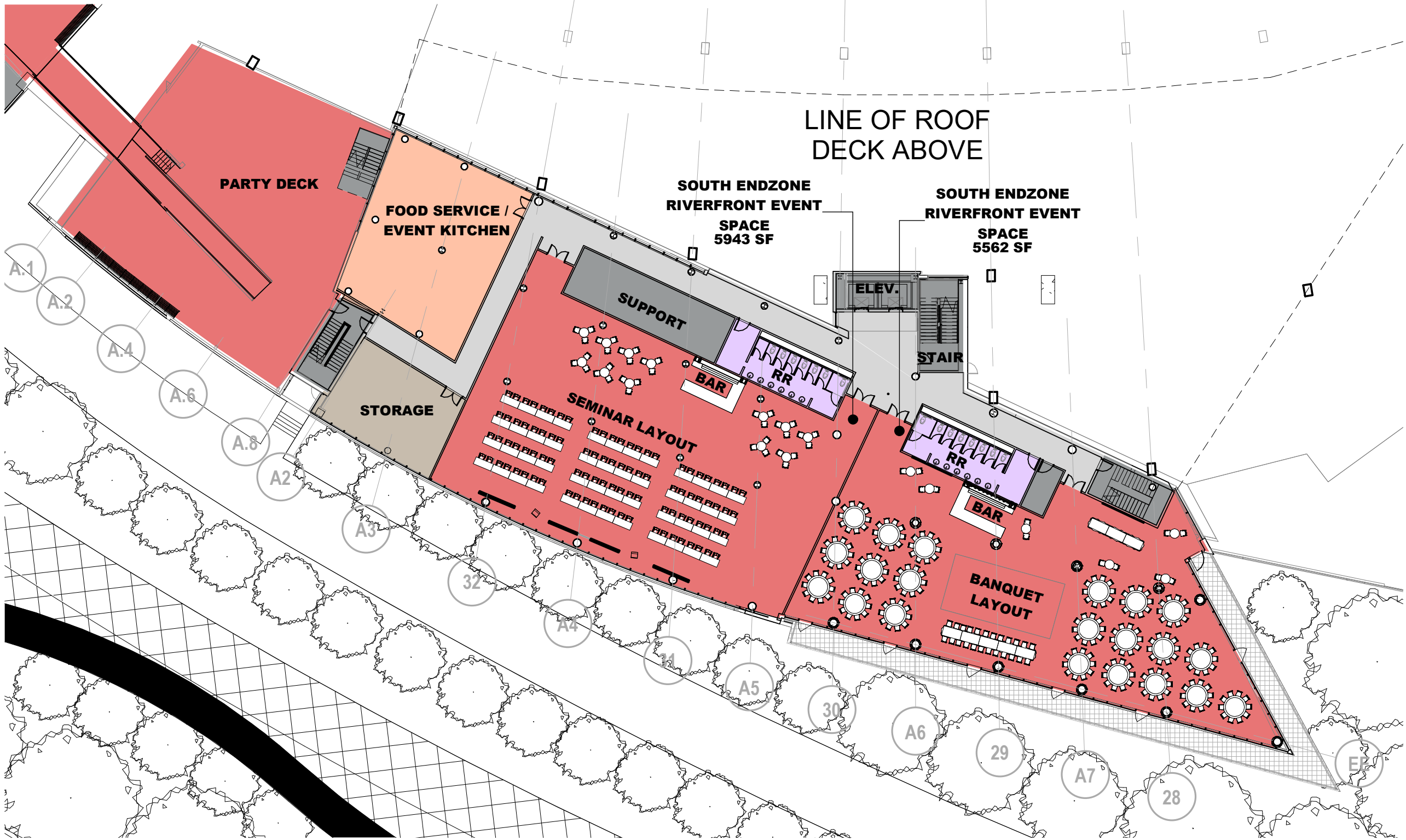
# ***SOUTH END ZONE: EVENT SPACE (RECEPTION CONFIGURATION)***



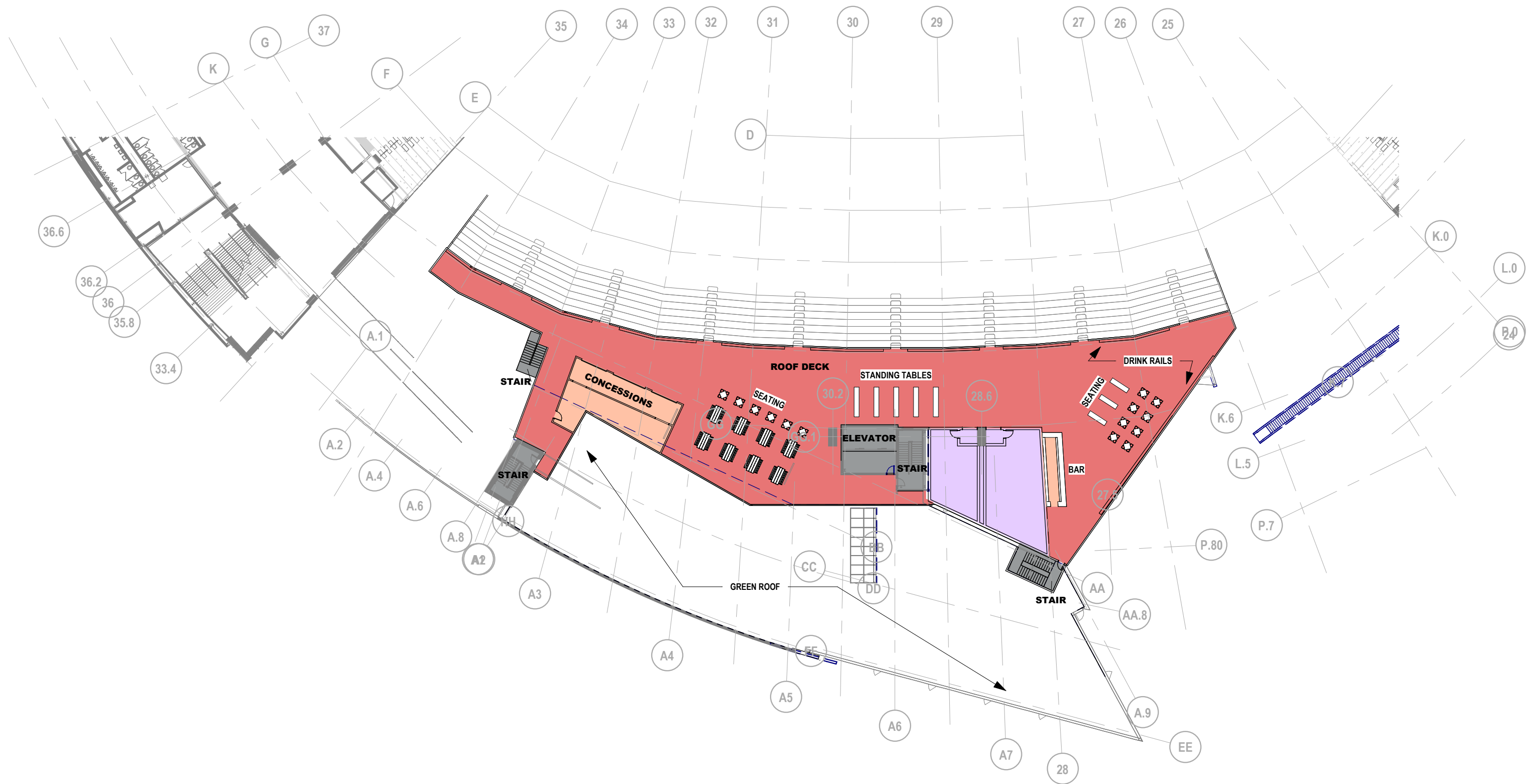
# ***SOUTH END ZONE: EVENT SPACE (CONFERENCE CONFIGURATION)***



# SOUTH END ZONE: PROPOSED CLUB LEVEL PLAN (EVENT SPACE)



# SOUTH END ZONE: PROPOSED UPPER CC LEVEL PLAN (PARTY DECK)



# SOUTH END ZONE: PARTY DECK





# ***SOUTH END ZONE: SUMMARY***

## **ACCOMPLISHMENTS**

Event Space Opportunities

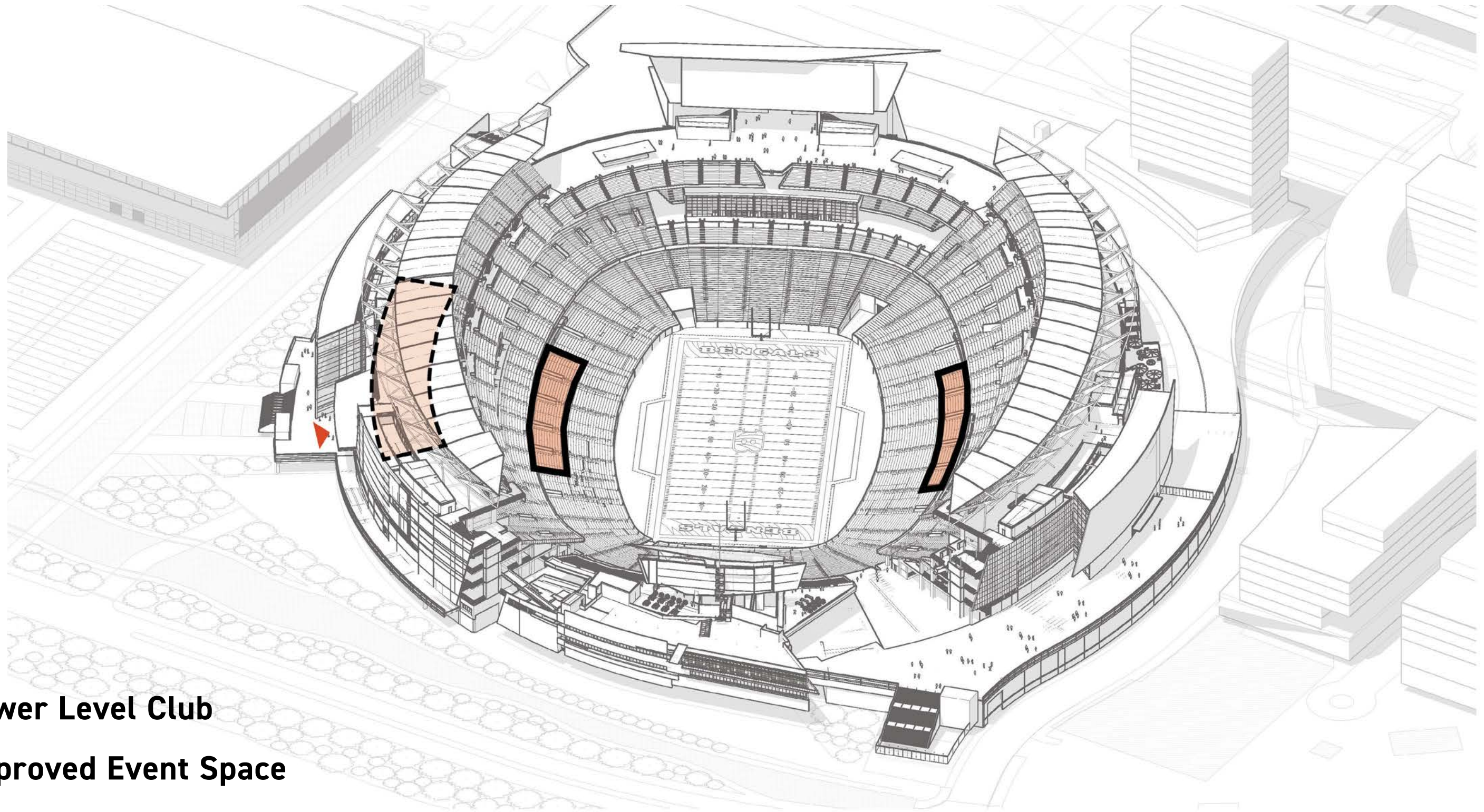
Recapture Team Spaces

Additional Fan Experiences

Additional Standing Room

Views to Field

# NEW SPACES: CLUB IMPROVEMENTS



**Lower Level Club**

**Improved Event Space**

**Fan Amenity and Engagement Improvements**

# FIELD LEVEL CLUB: DESIGN THEME

Clawed Cavern



# FIELD LEVEL CLUB: DESIGN INSPIRATION

Clawed Cavern Design Benchmarking

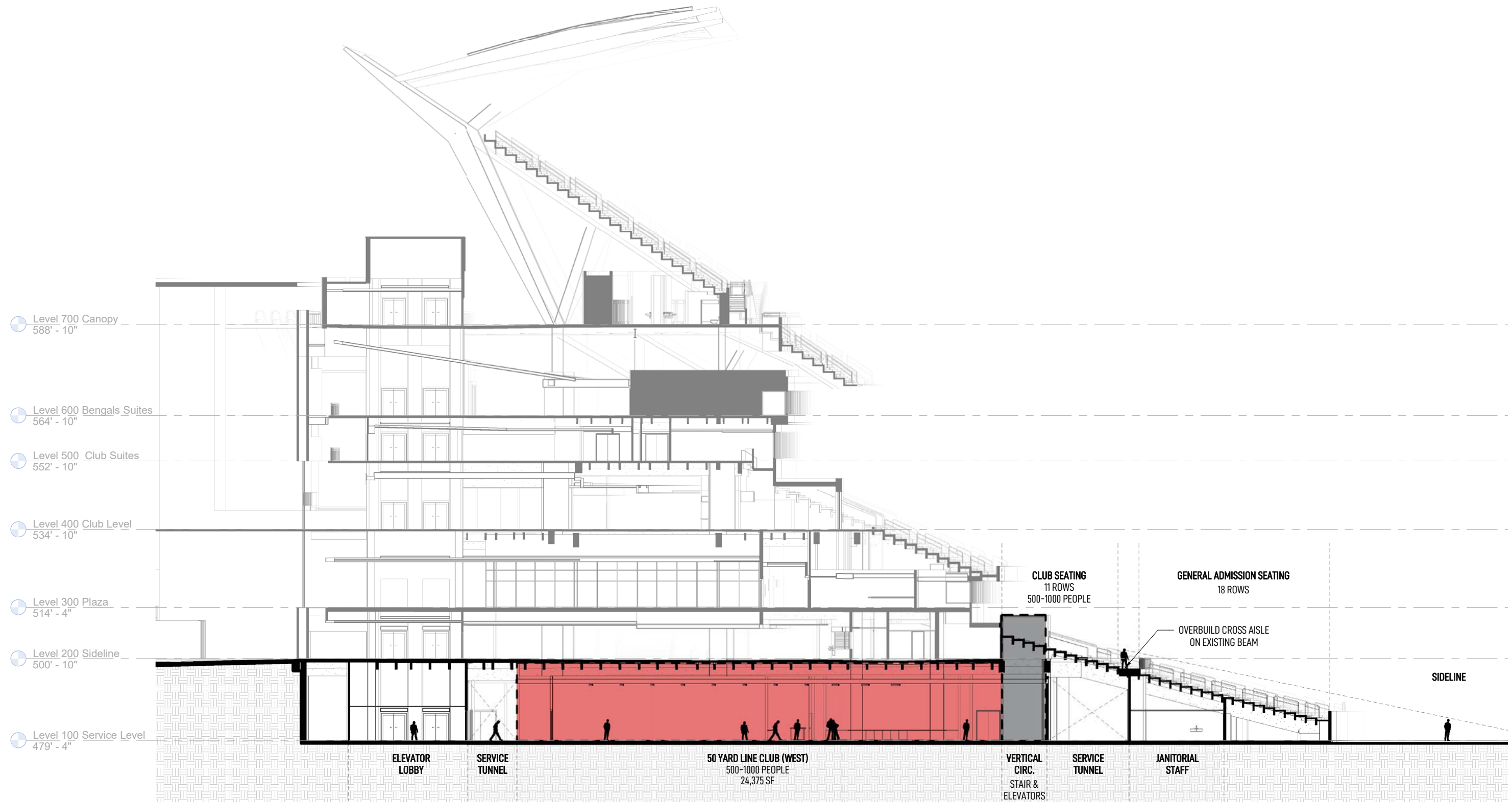


Architectural | Sleek | High Contrast

# FIELD LEVEL CLUB

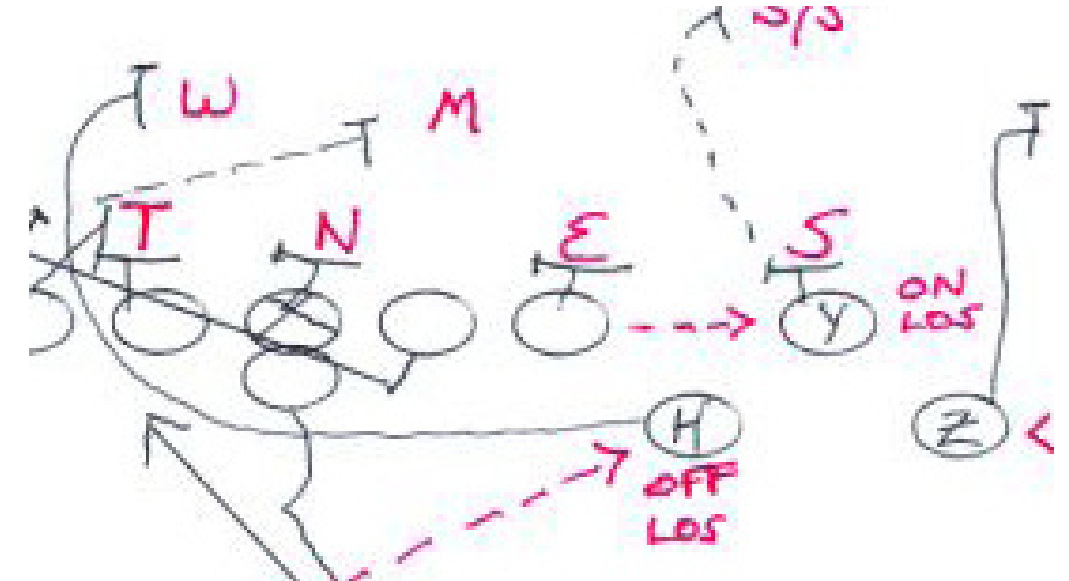
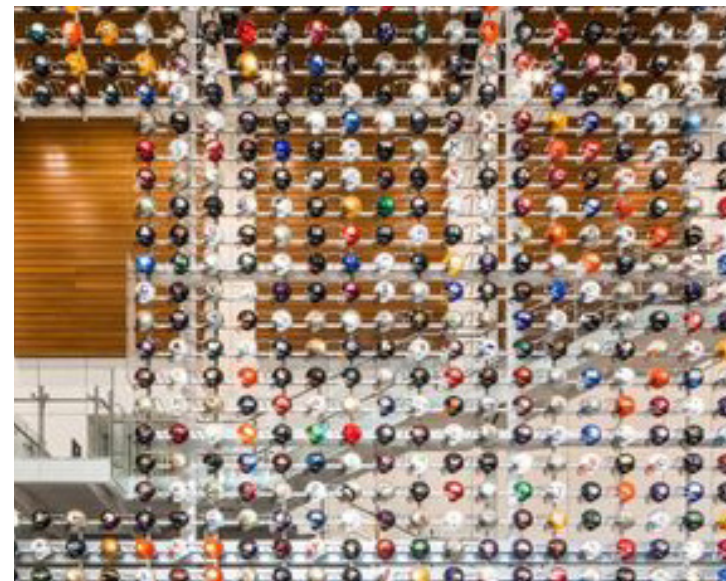
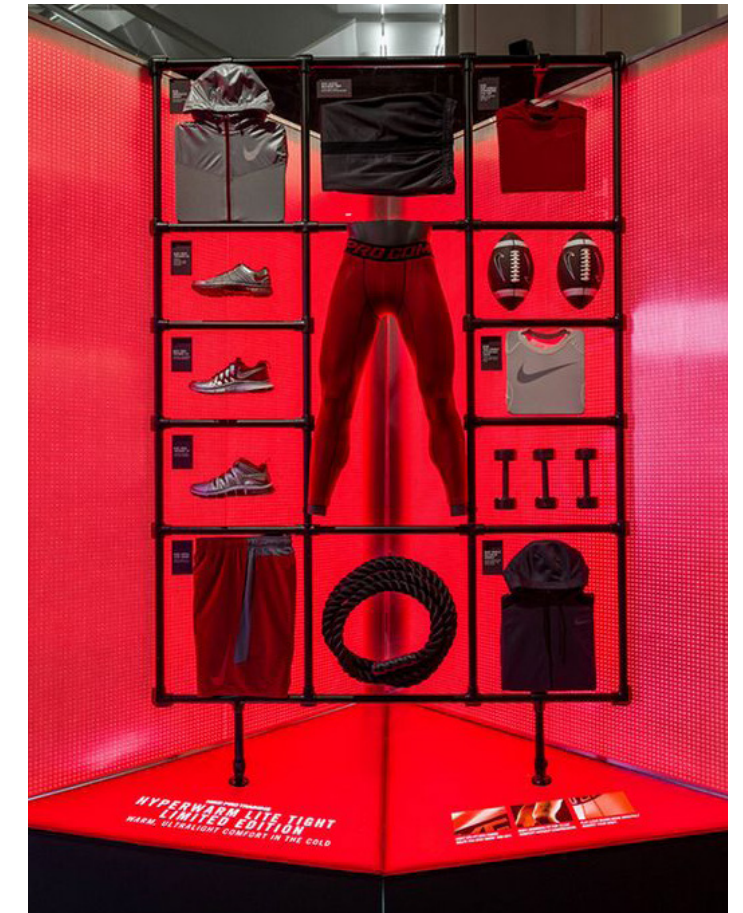


# FIELD LEVEL CLUB: SECTION



# HALL OF CHAMPIONS: DESIGN THEME

Historic Play-by-Play



# HALL OF CHAMPIONS: DESIGN INSPIRATION *Historic Play-by-Play Design Benchmarking*



Architectural | Sleek | High Contrast

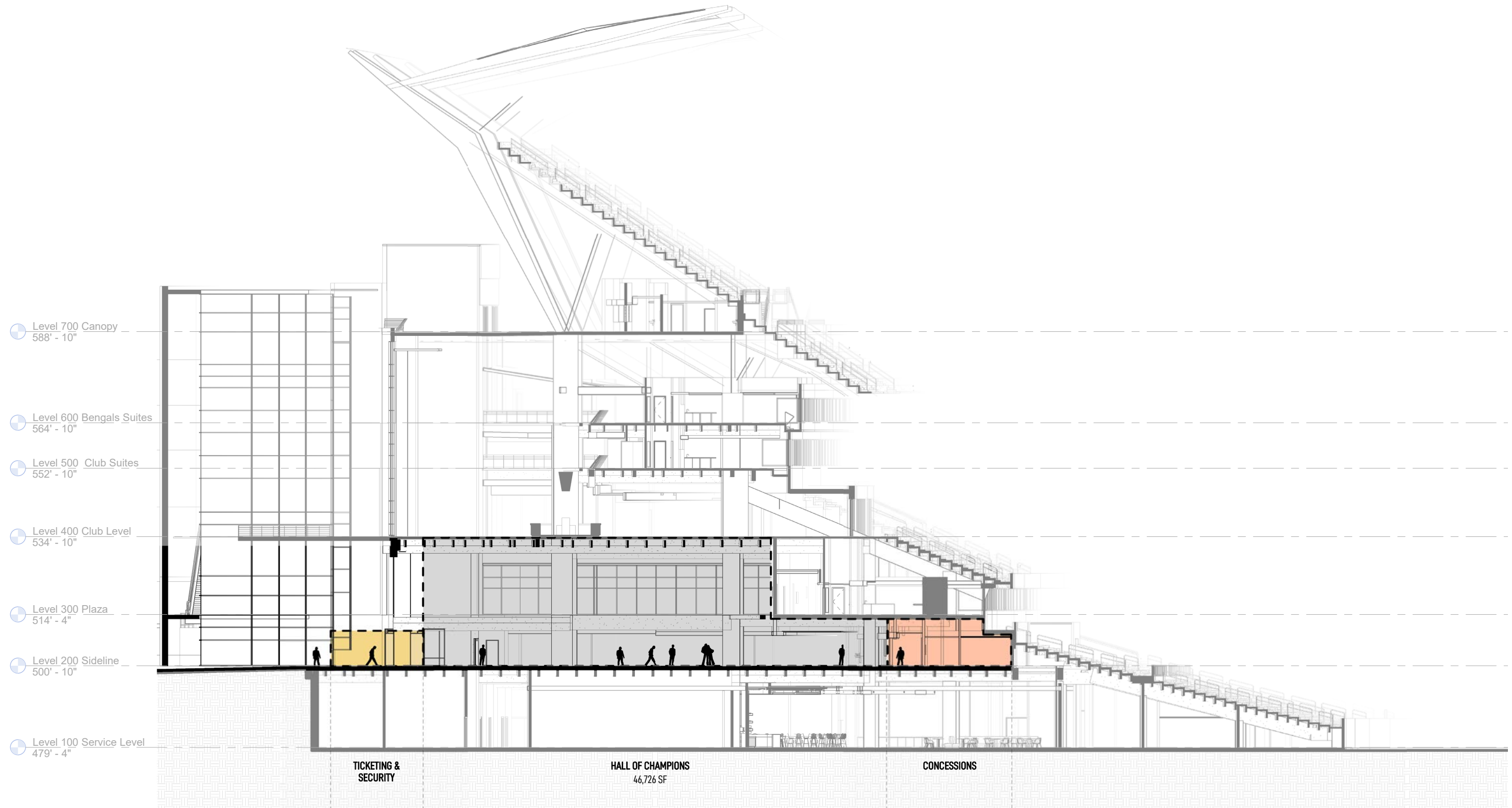




# HALL OF CHAMPIONS



# HALL OF CHAMPIONS: SECTION



# ***NEW SPACES: SUMMARY***

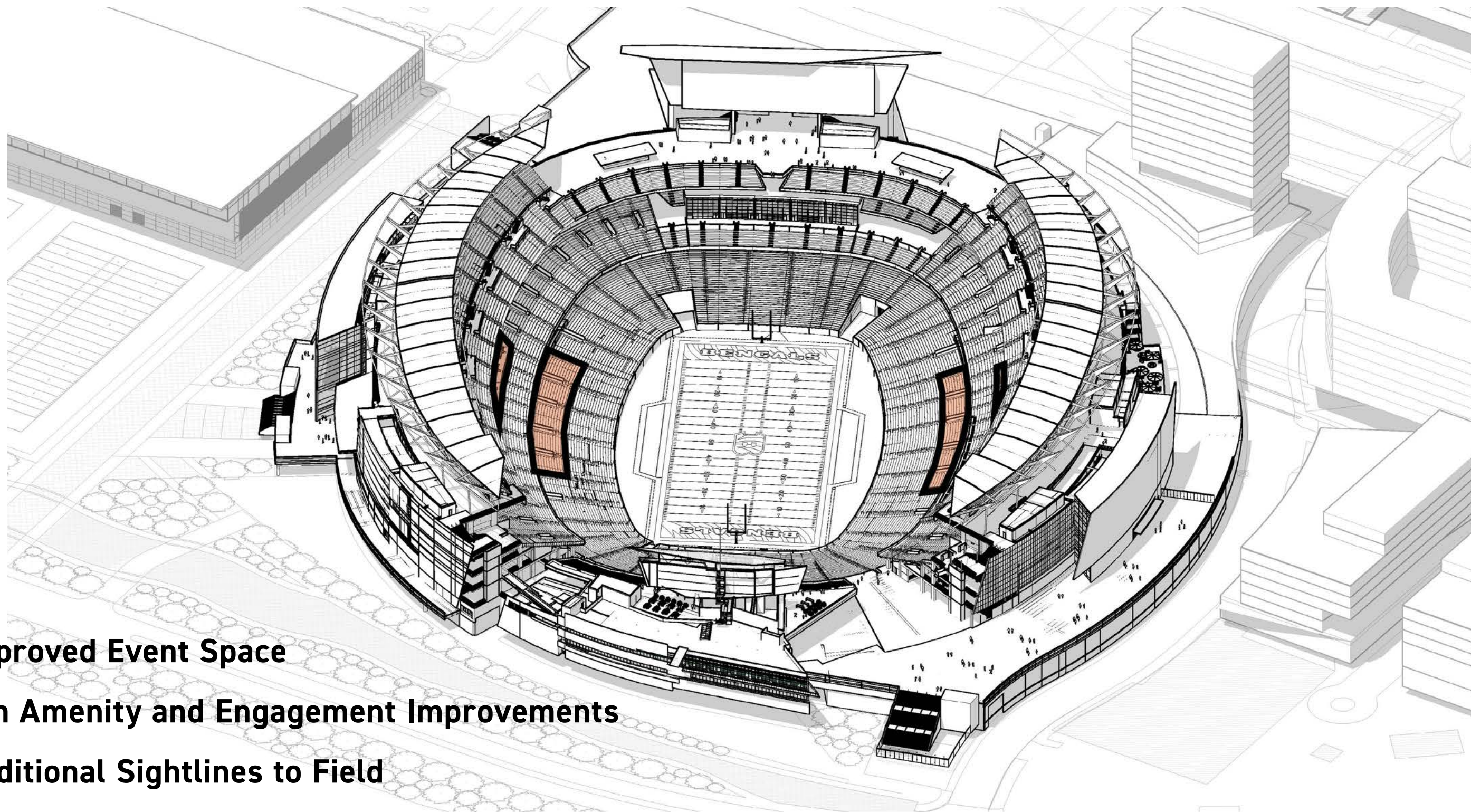
## **ACCOMPLISHMENTS**

Lower Level Club

Improved Event Space

Fan Amenity and  
Engagement Improvements

# ENHANCING EXISTING SPACES: CLUB IMPROVEMENTS



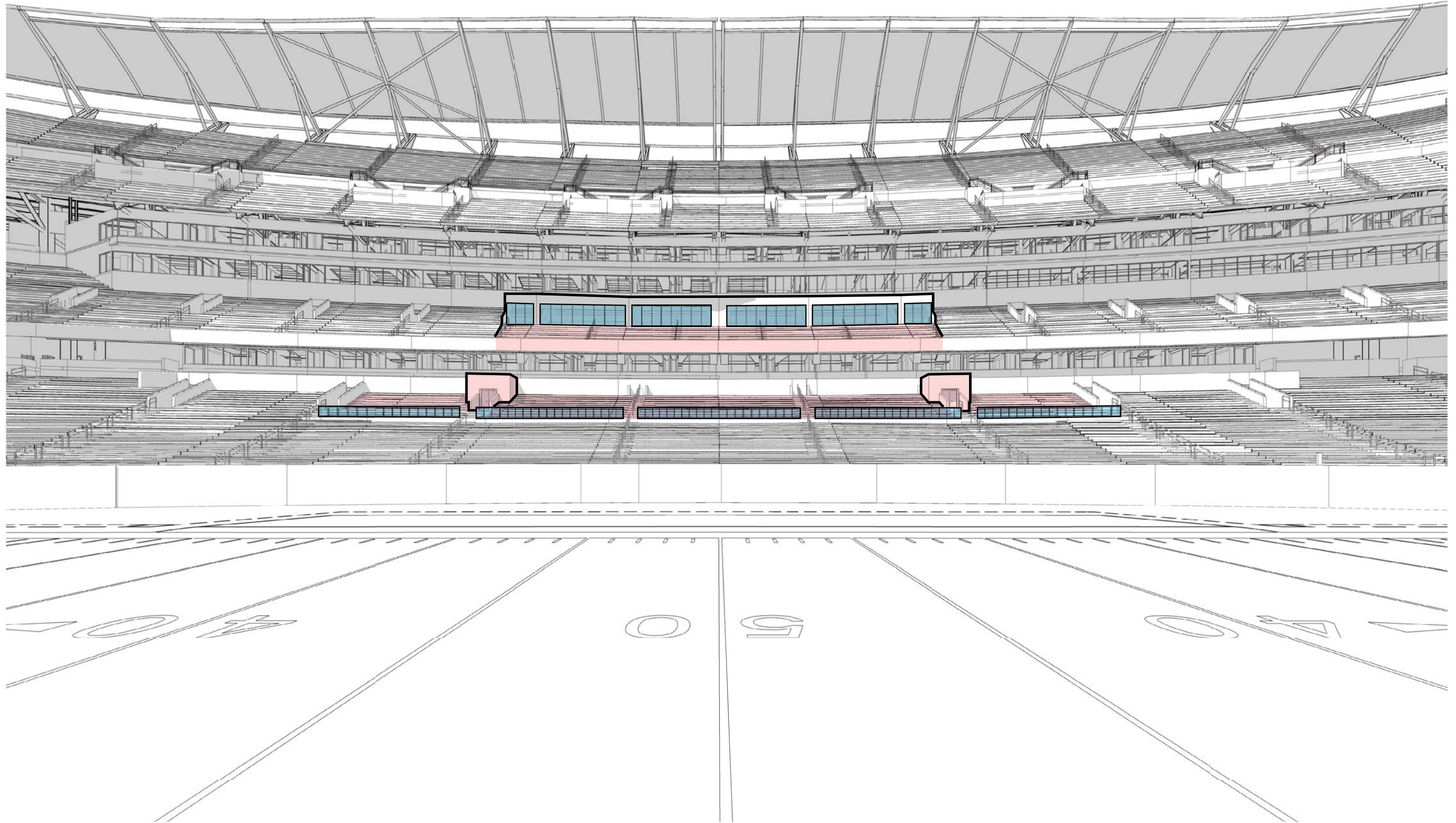
**Improved Event Space**

**Fan Amenity and Engagement Improvements**

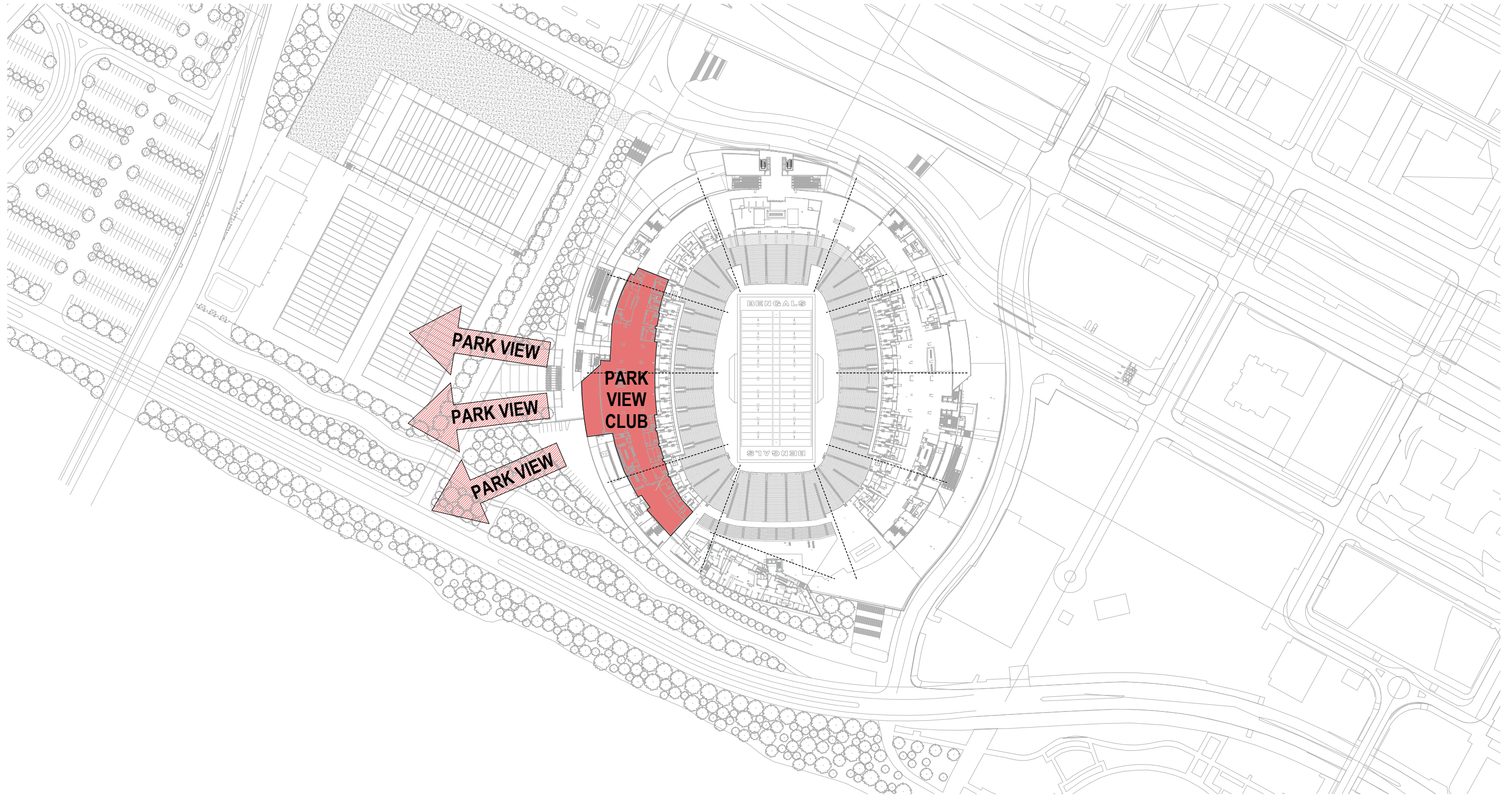
**Additional Sightlines to Field**

**Improved Club Entry & Outdoor Decks**

# EAST / WEST CLUBS: VIEW FROM 50 YARD LINE

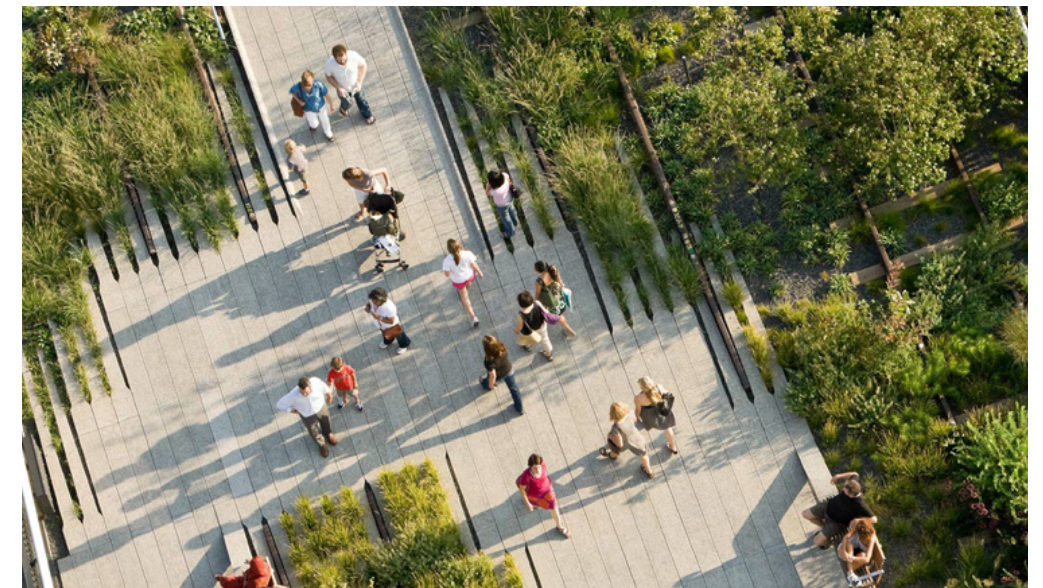


# PARK VIEW CLUB: PLAN



# PARK VIEW CLUB: DESIGN THEME

Urban Jungle



# PARK VIEW CLUB: DESIGN INSPIRATION

Urban Jungle Design Benchmarking



Architectural | Sleek | High Contrast



# PARK VIEW SUITE: DESIGN INSPIRATION

Urban Jungle Design Benchmarking



Architectural | Sleek | High Contrast

# PARK VIEW CLUB: GAME DAY



# PARK VIEW CLUB: EVENT



# PARK VIEW CLUB: GAME DAY



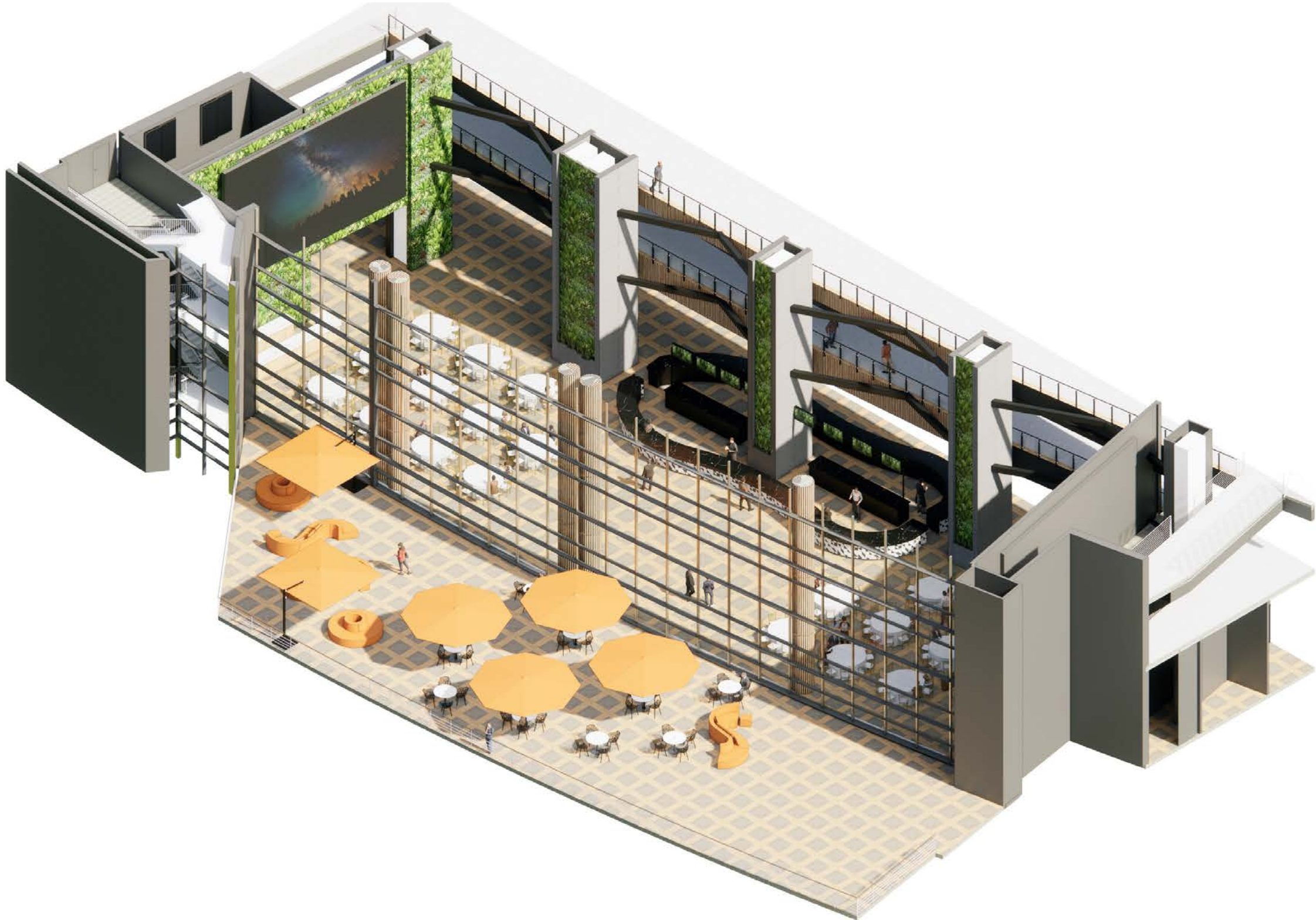
# PARK VIEW CLUB: GAME DAY



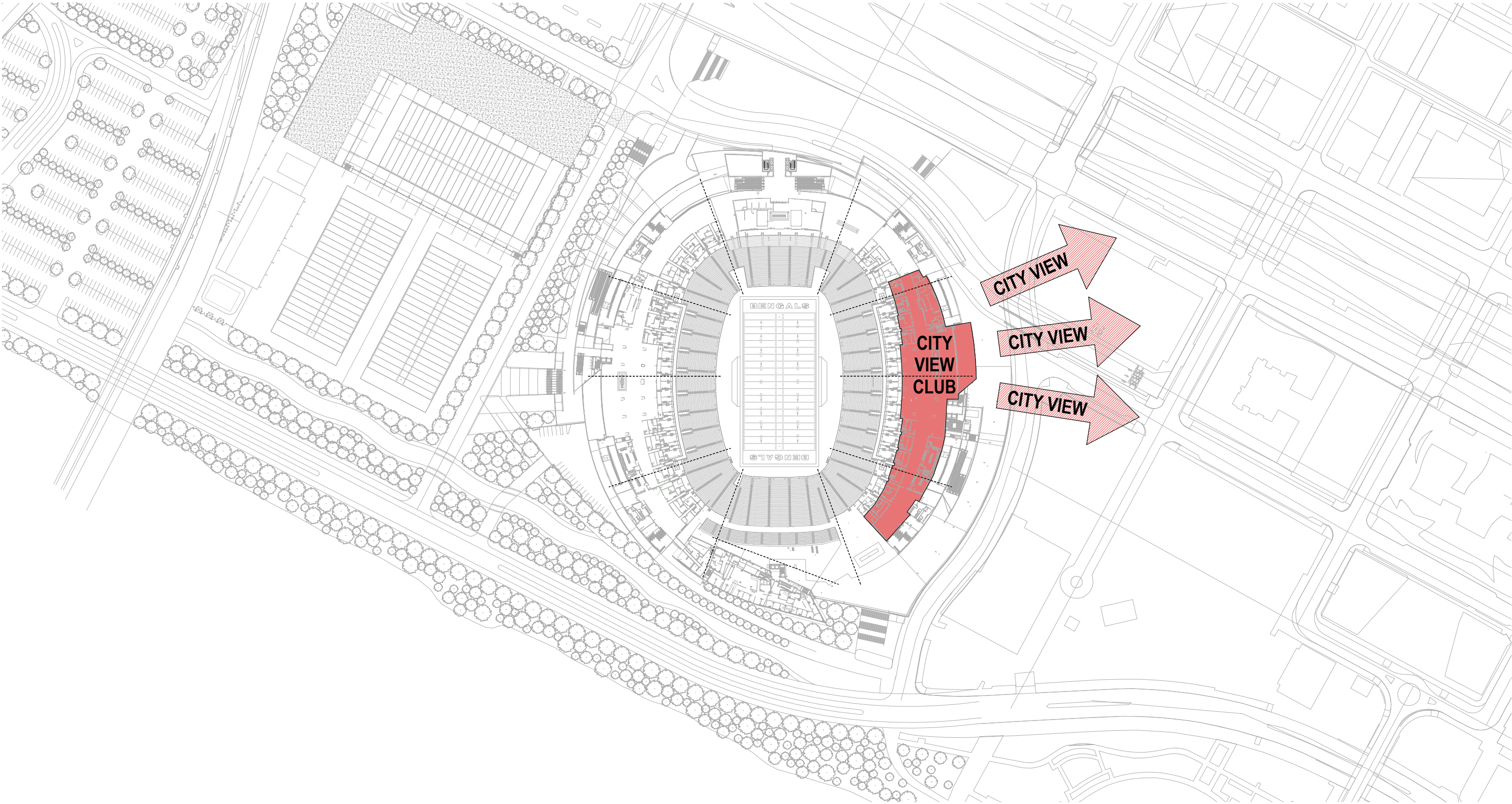
# PARK VIEW CLUB: PATIO



# PARK VIEW CLUB: AXON



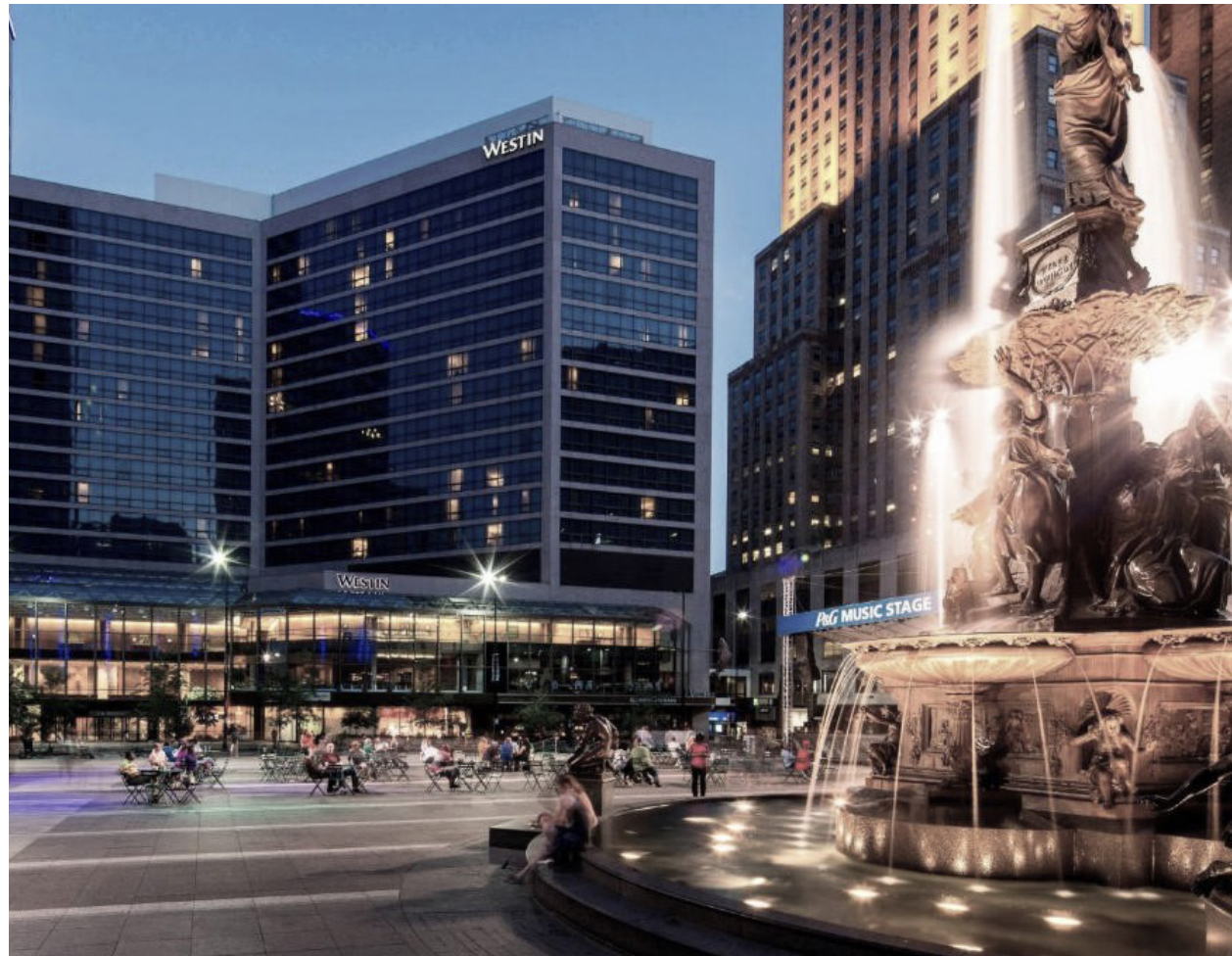
# CITY VIEW CLUB: PLAN





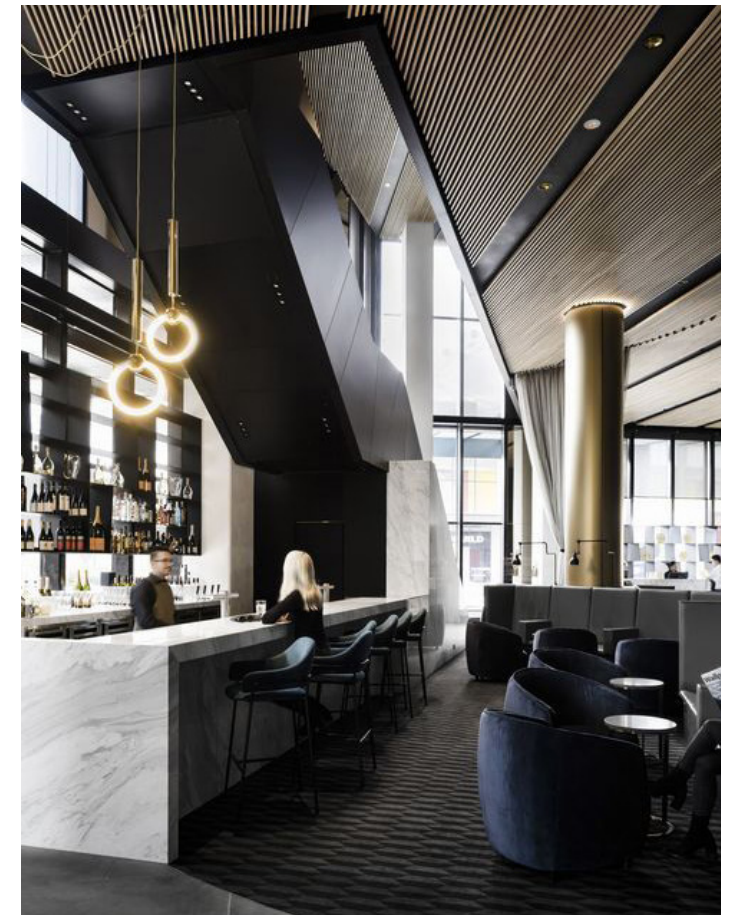
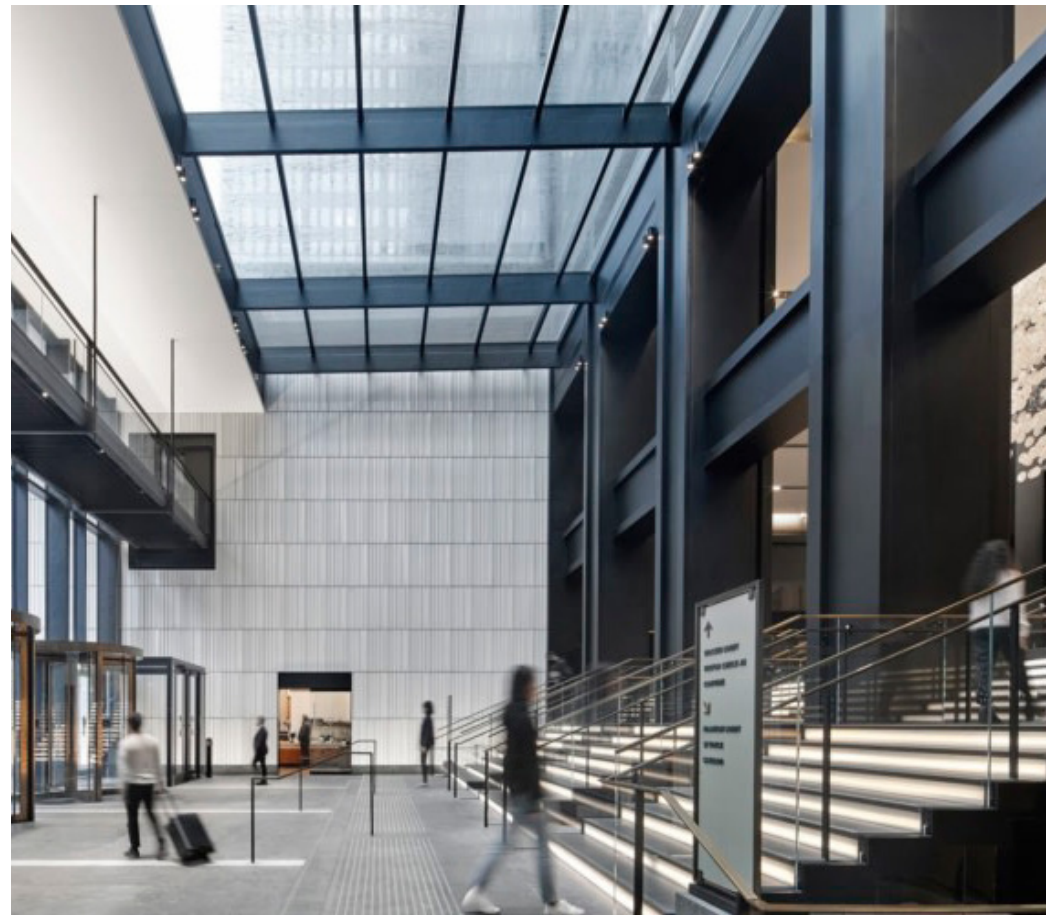
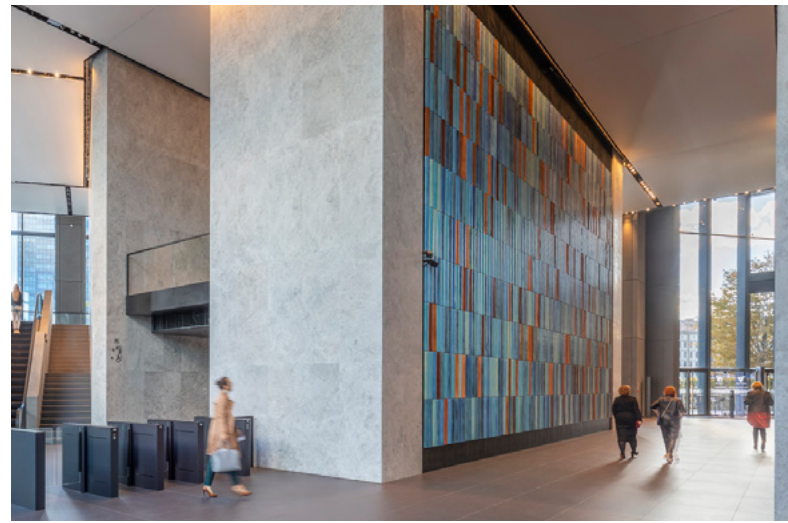
# CITY VIEW CLUB/SUITE: DESIGN THEME

*Cincinnati's Skyline*



# CITY VIEW CLUB: DESIGN INSPIRATION

*Cincinnati's Skyline Design Benchmarking*



Architectural | Sleek | High Contrast

# CITY VIEW SUITE: DESIGN INSPIRATION

*Cincinnati's Skyline Design Benchmarking*



Architectural | Sleek | High Contrast

# CITY VIEW CLUB: GAME DAY



# CITY VIEW CLUB: EVENT



# CITY VIEW CLUB: GAME DAY



# CITY VIEW CLUB: GAME DAY



# CITY VIEW CLUB: GAME DAY

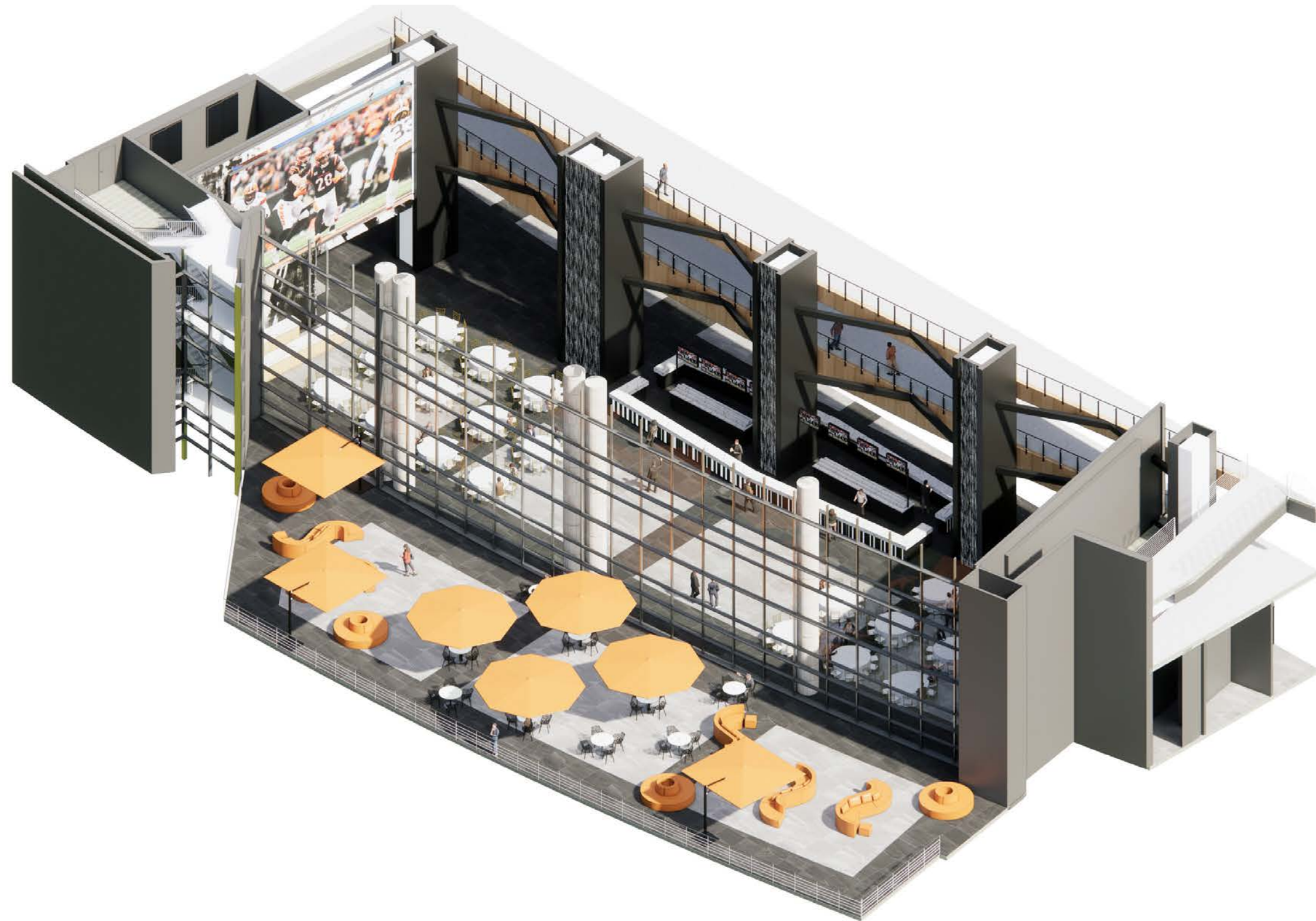




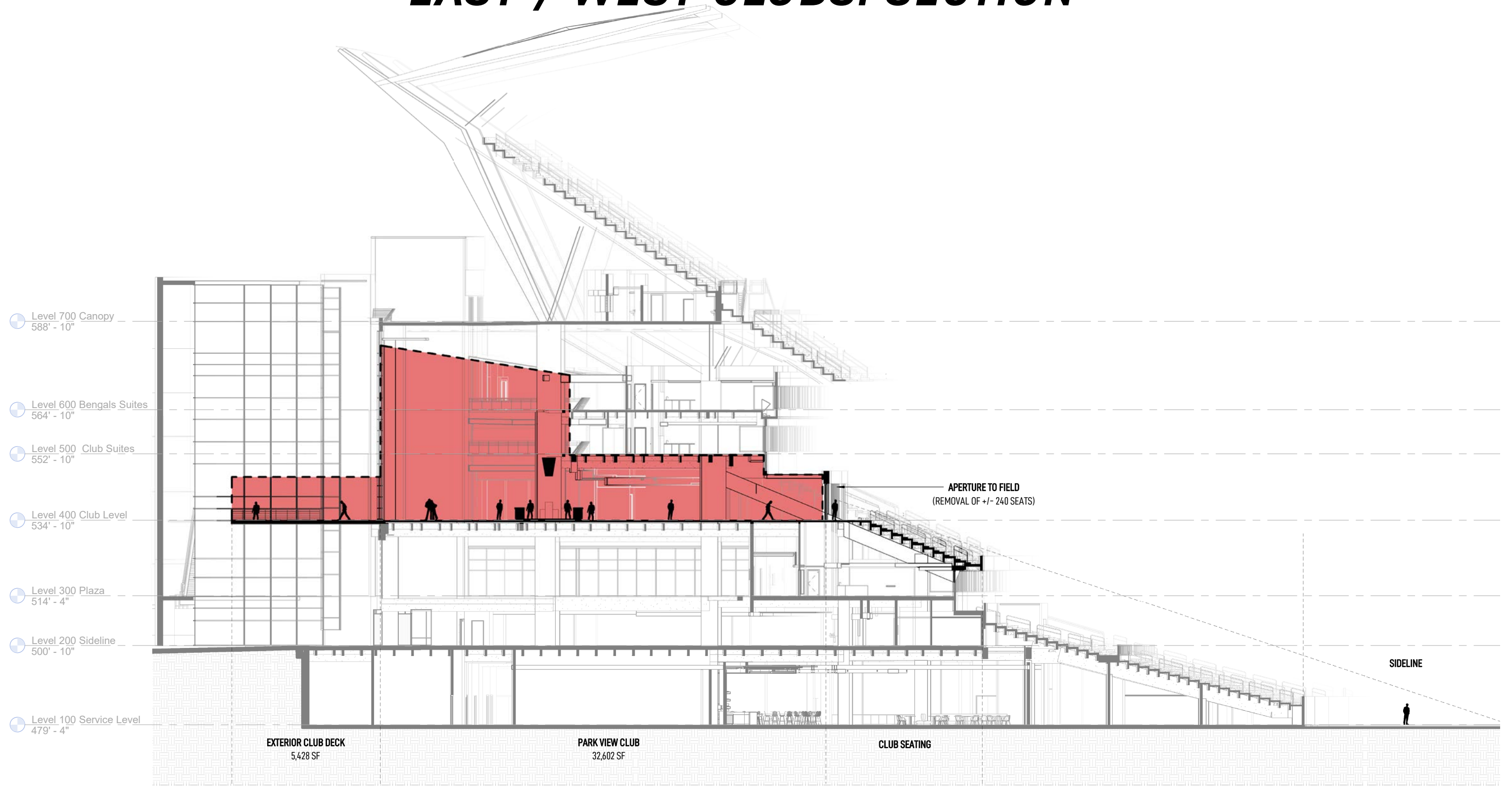
# CITY VIEW CLUB: PATIO



# CITY VIEW CLUB: AXON



# EAST / WEST CLUBS: SECTION



① PARK VIEW CLUB SECTION  
1/16" = 1'-0"

# ***ENHANCED EXISTING SPACES: SUMMARY***

## **ACCOMPLISHMENTS**

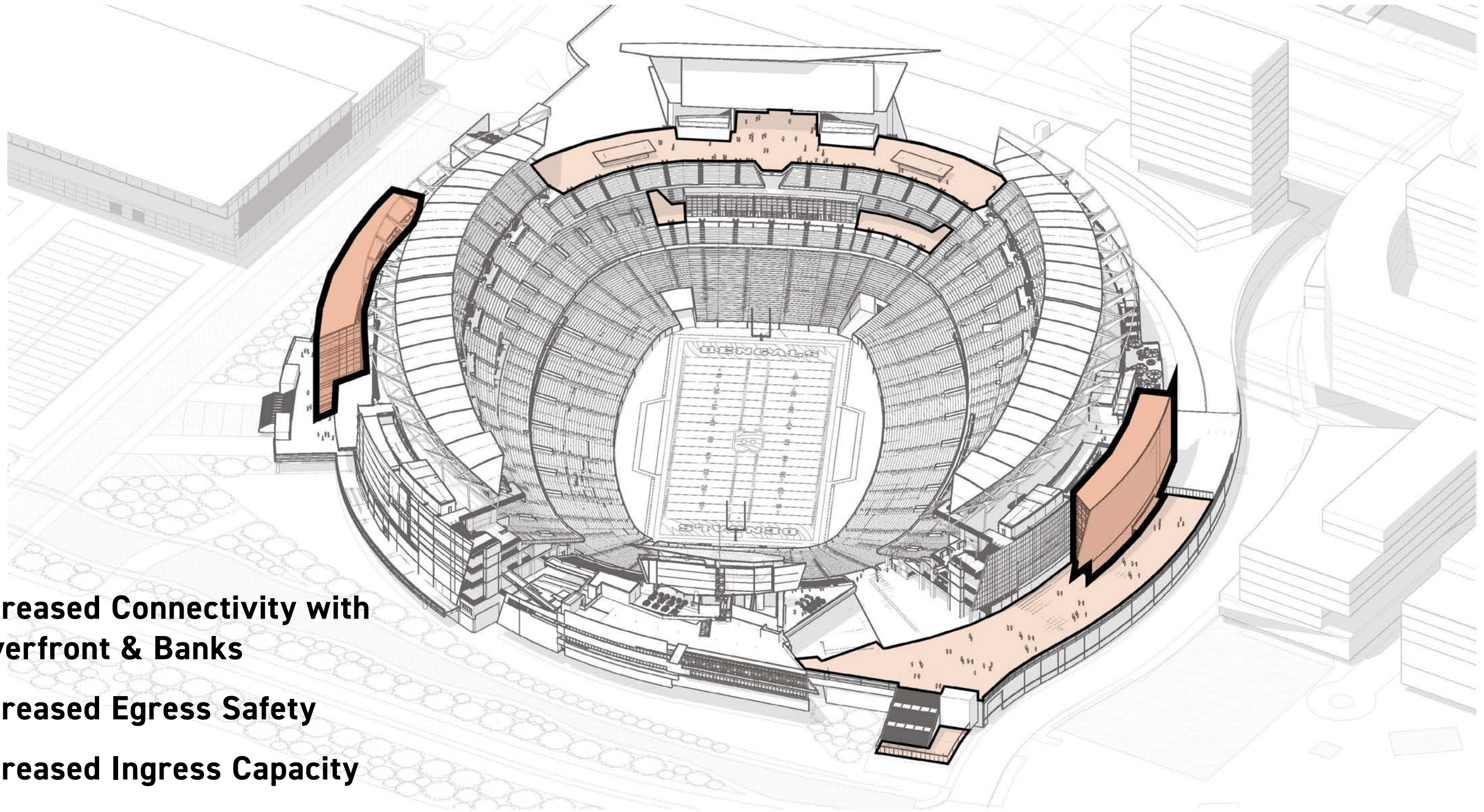
Improved Event Space

Fan Amenity and  
Engagement Improvements

Additional Sightlines to Field

Improved Club Entry &  
Outdoor Decks

# PEDESTRIAN FLOW IMPROVEMENTS



**Increased Connectivity with  
Riverfront & Banks**

**Increased Egress Safety**

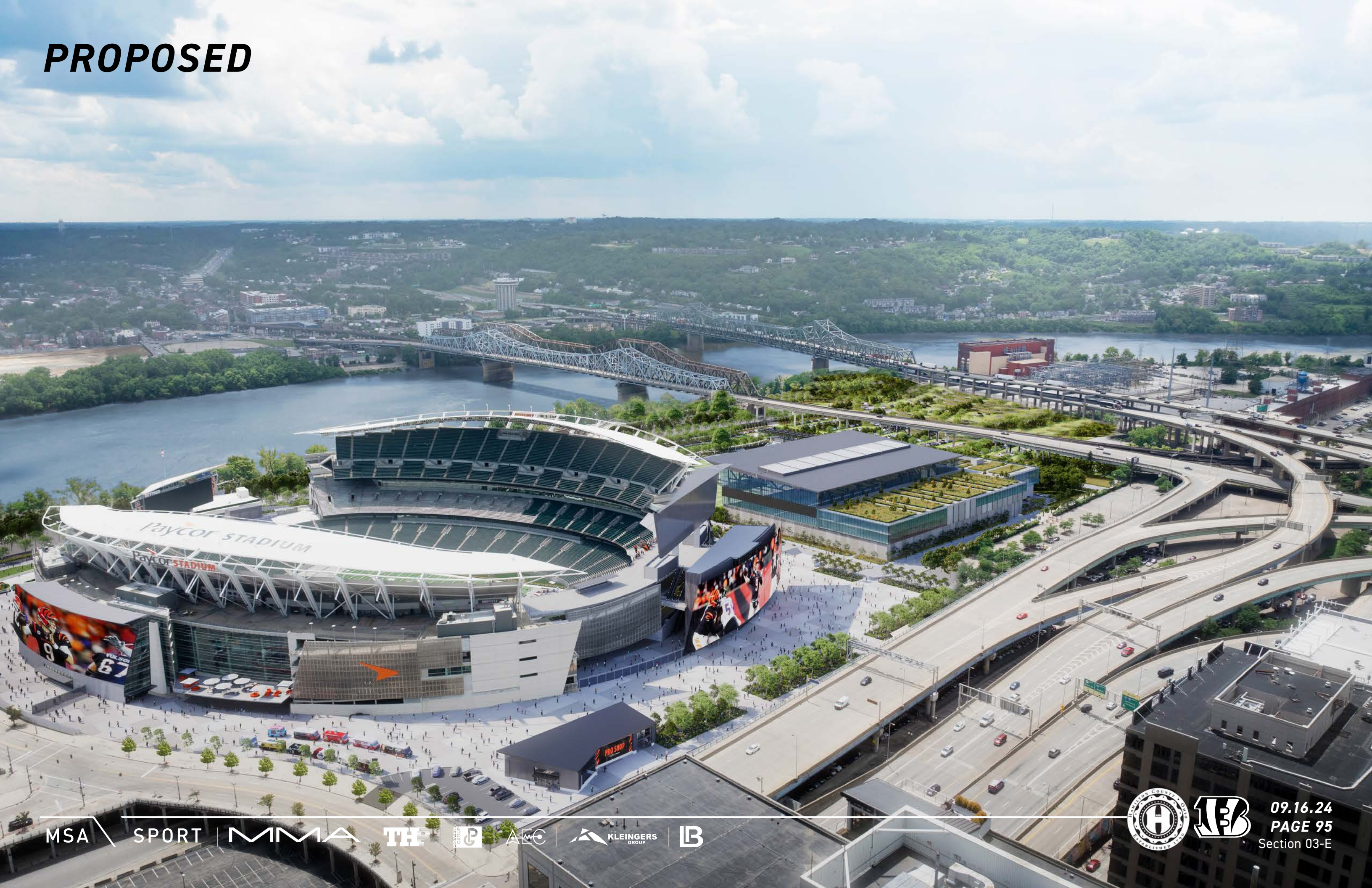
**Increased Ingress Capacity**

**Expanded Plaza Decks**

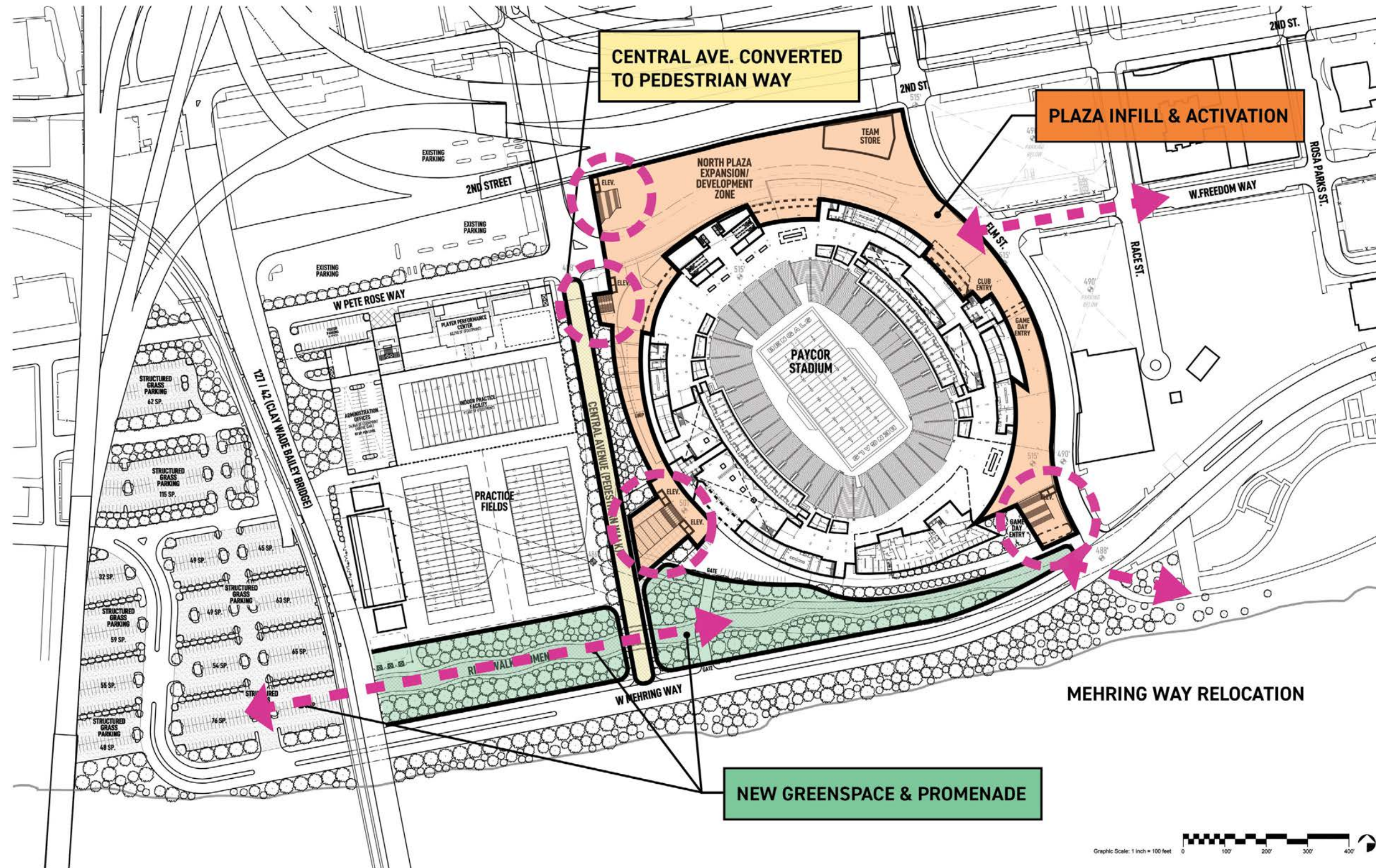
# EXISTING



**PROPOSED**

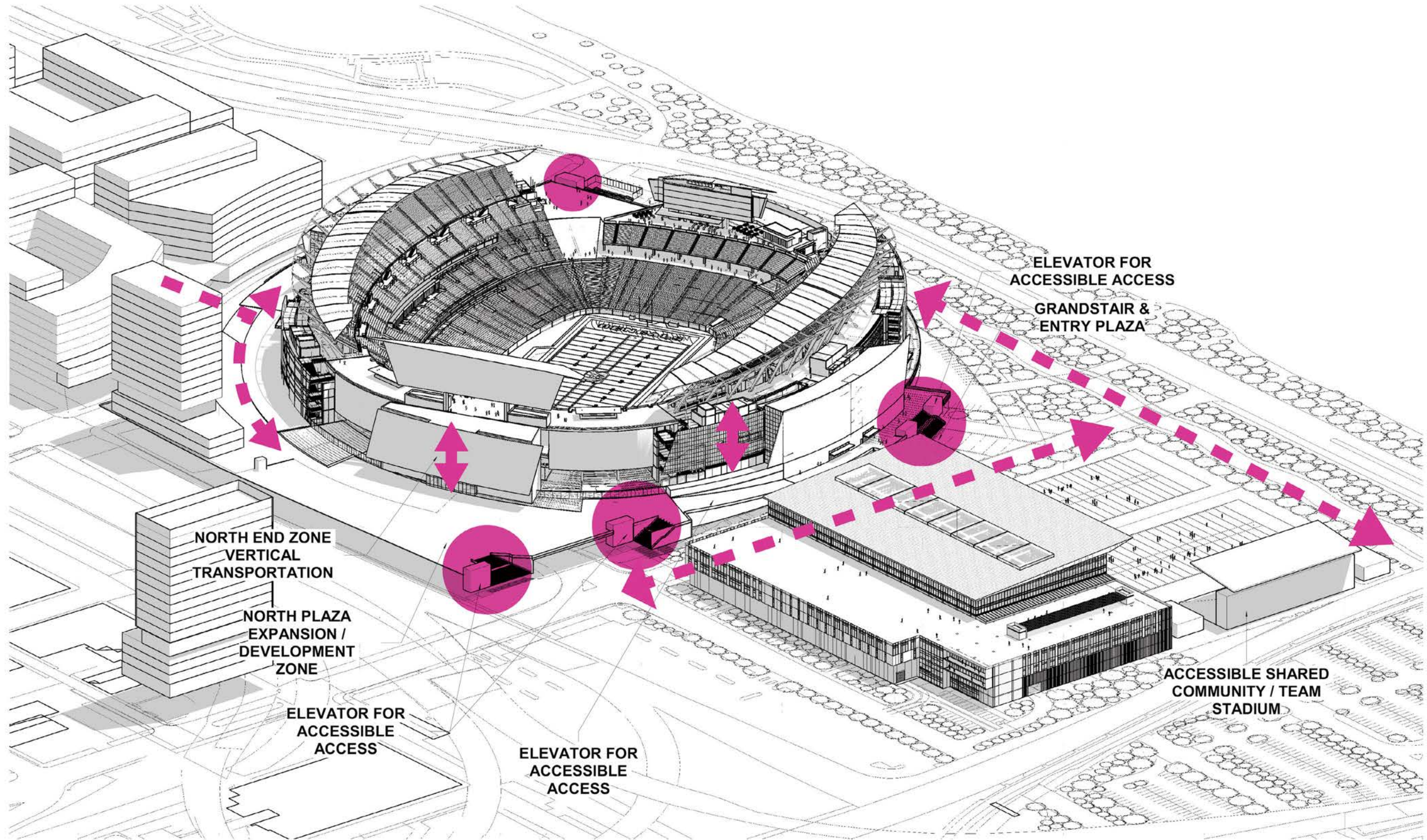


# PEDESTRIAN CONNECTION



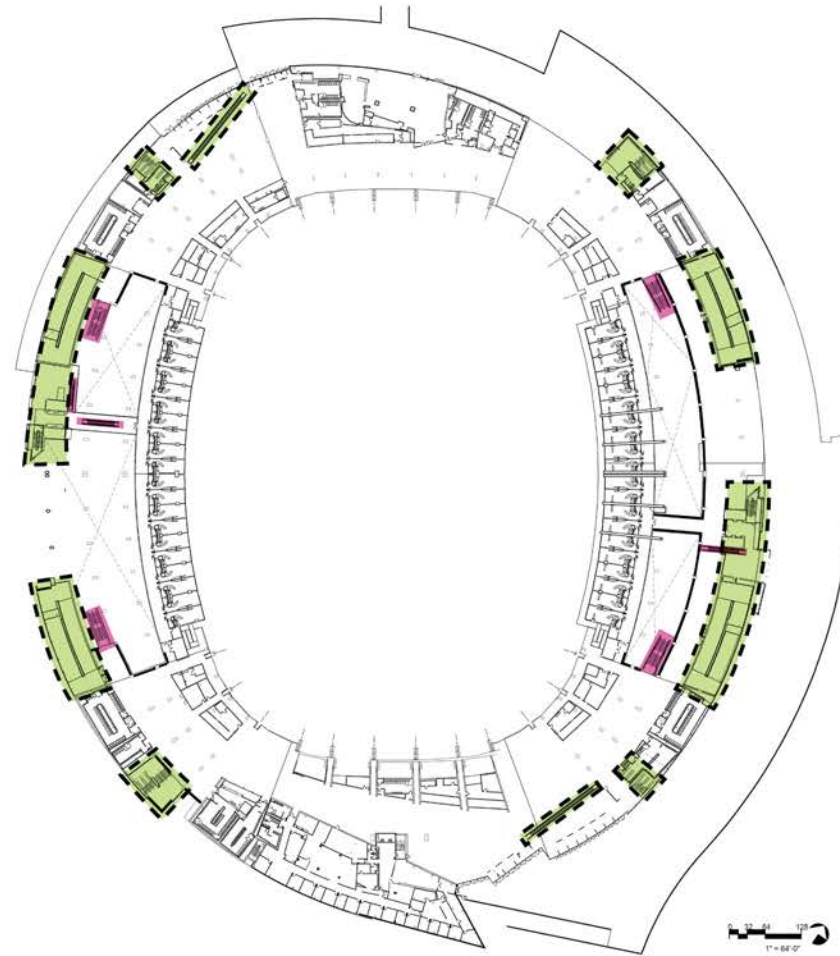


# ACCESSIBILITY

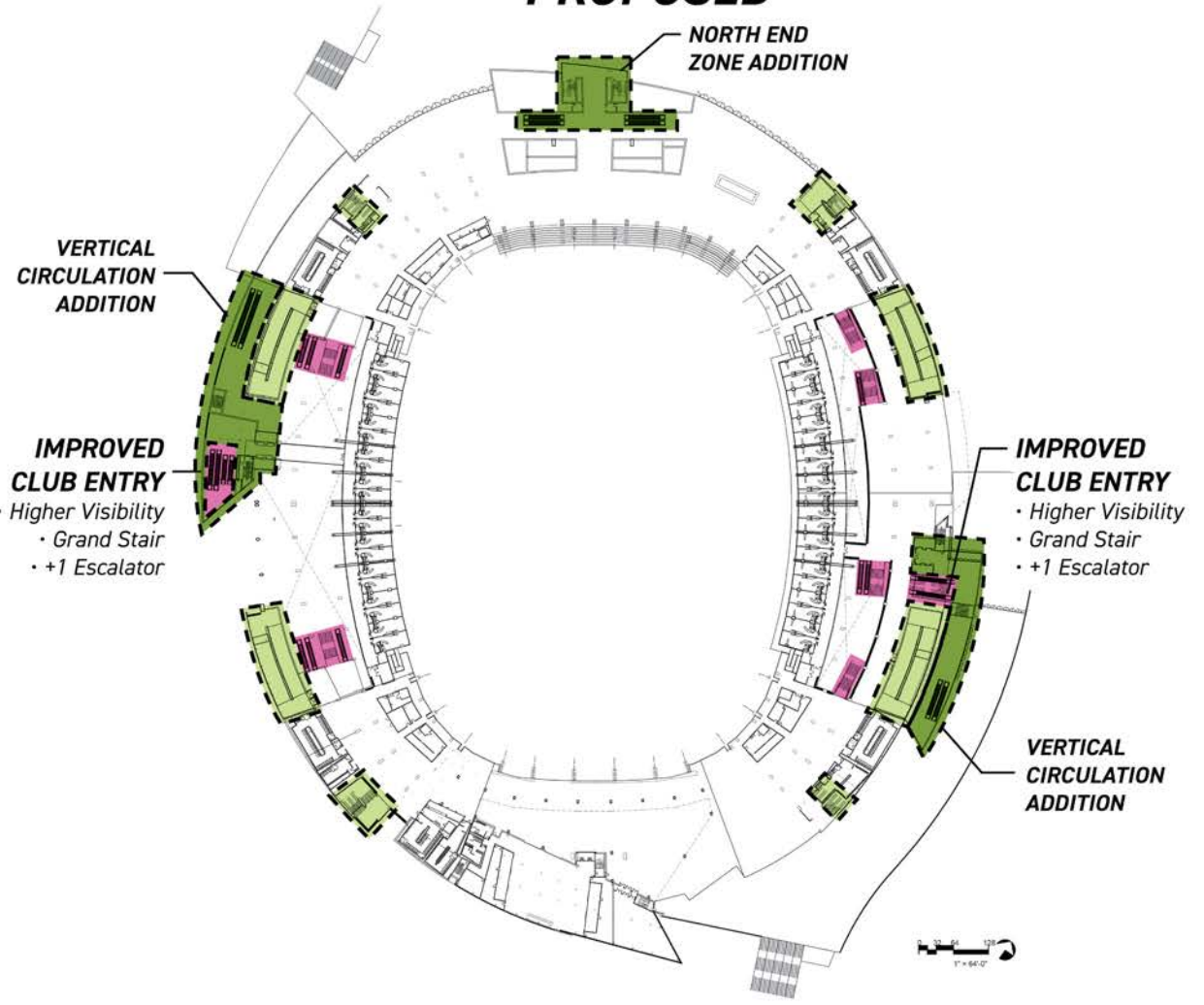


# VERTICAL CIRCULATION PATHWAYS

**PLAZA LEVEL  
EXISTING**



**PLAZA LEVEL  
PROPOSED**



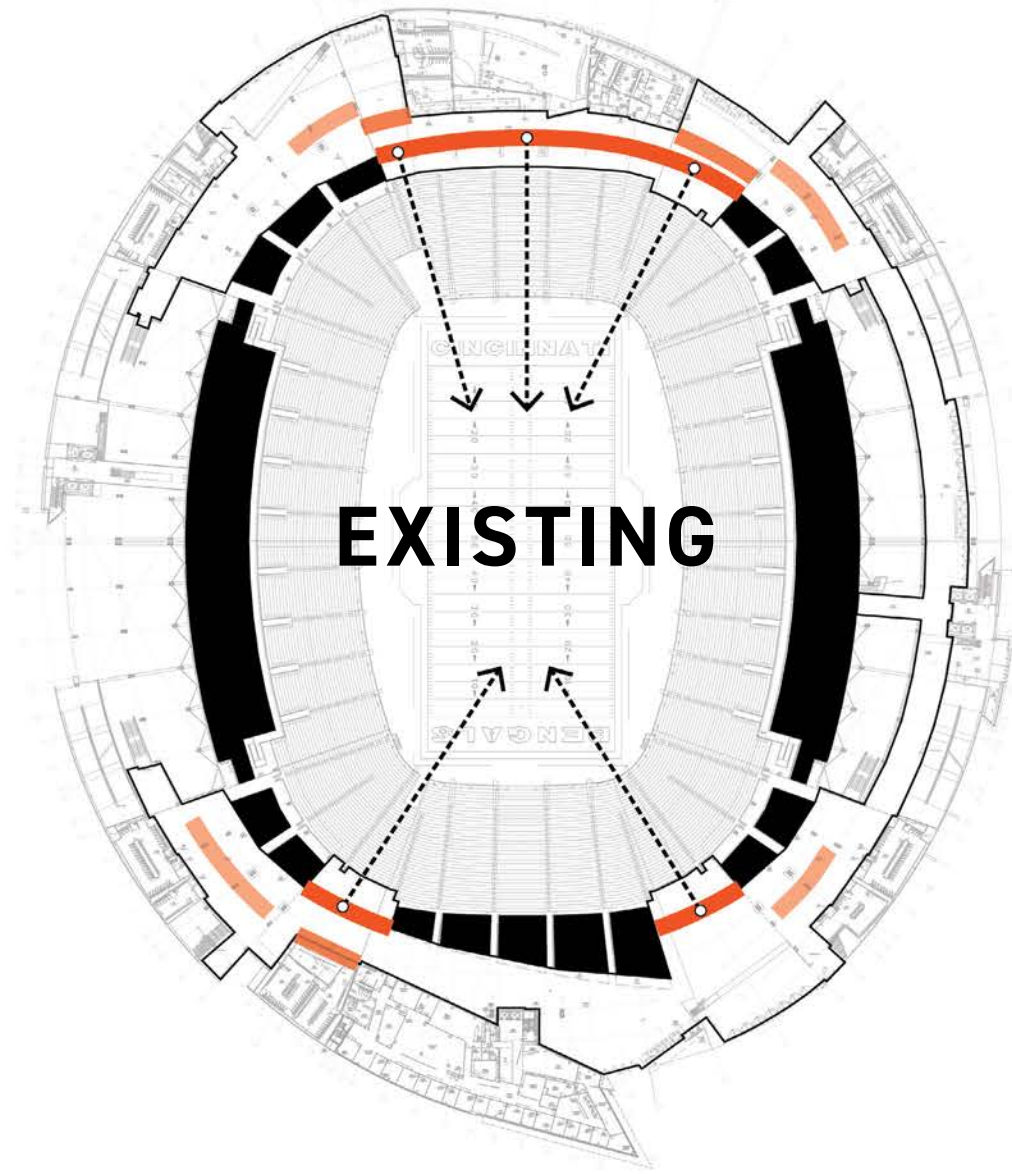
	EXIST.	PROP.
ESCALATORS TO UPPER CONCOURSE:	2	8
RAMPS TO UPPER CONCOURSE:	4	4
EGRESS STAIRS FROM UPPER CONCOURSE:	6	10
PASSENGER ELEV. TO UPPER CONCOURSE:	8	12

**TOTAL PATHWAYS TO  
UPPER CONCOURSE: 20 34**

	EXIST.	PROP.
ESCALATORS TO MAIN CONCOURSE:	0	8
RAMPS TO MAIN CONCOURSE:	-	-
STAIRS TO MAIN CONCOURSE:	4	6
PASSENGER ELEV. TO MAIN CONCOURSE:	0	4

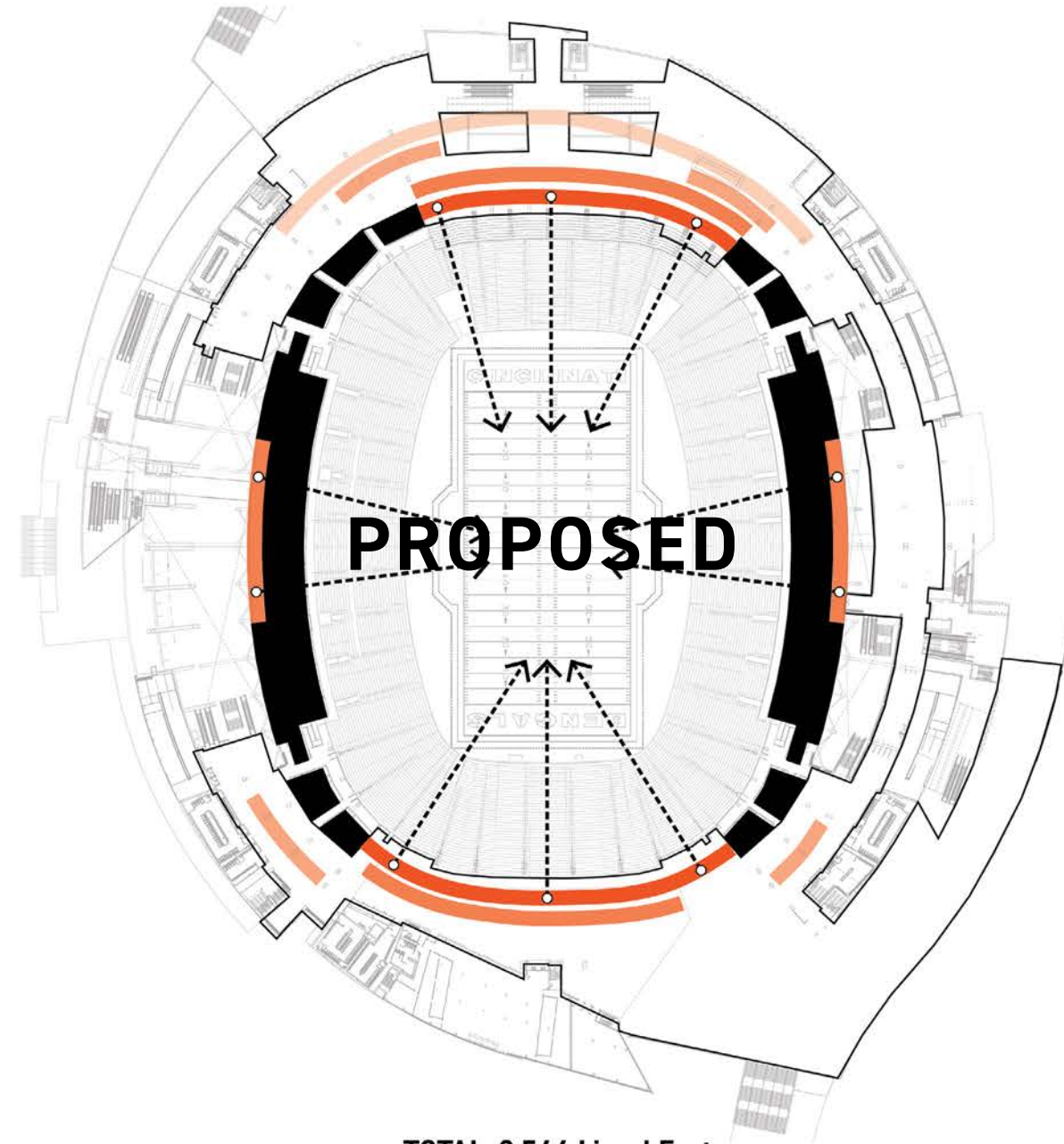
**TOTAL PATHWAYS TO  
MAIN CONCOURSE: 4 18**

# CONCOURSE VIEWING AREAS



**TOTAL: 993 Lineal Feet**

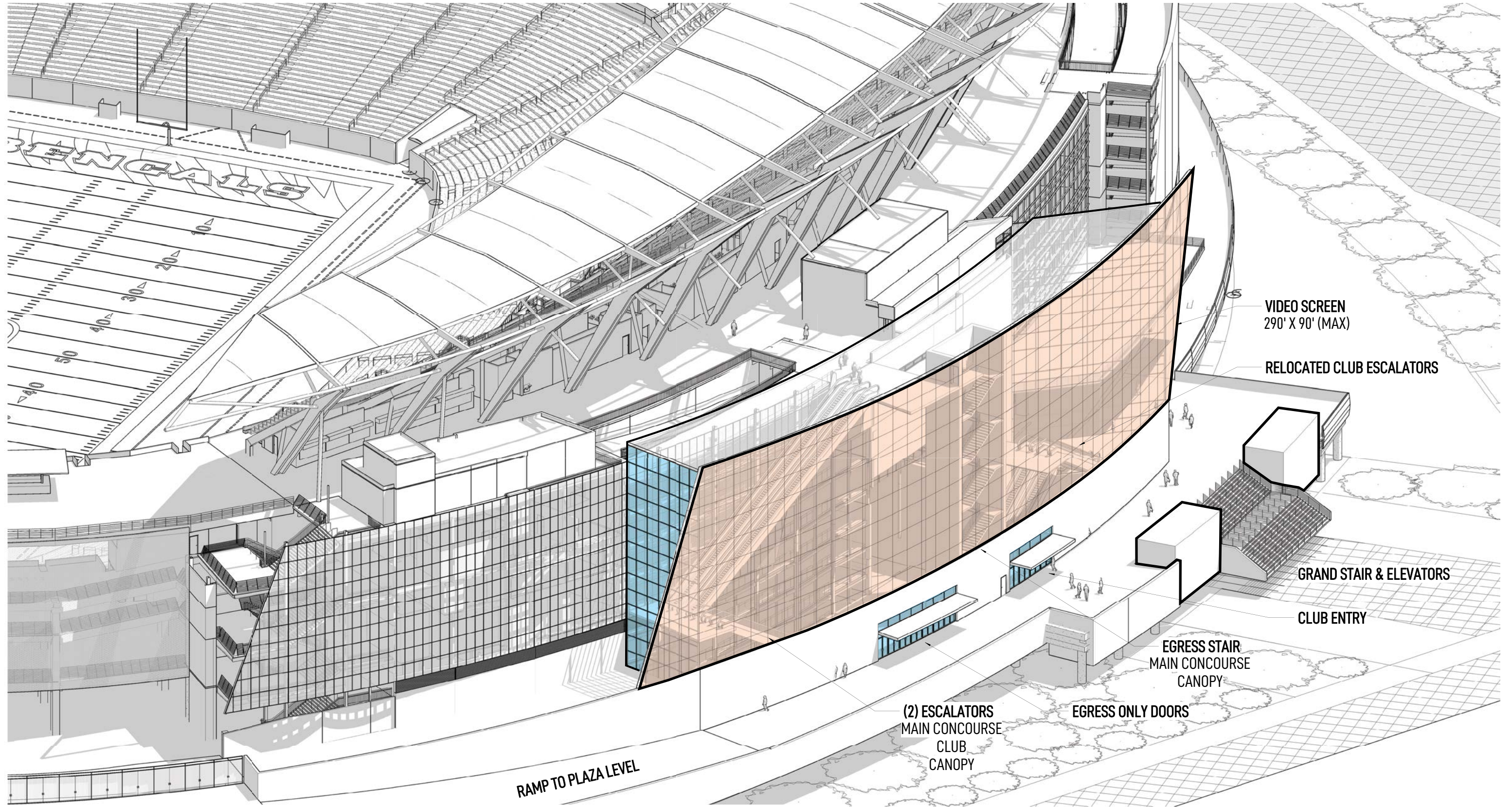
PLAZA: 451'  
 CLUB: 218'  
 UPPER SUITE: 324'



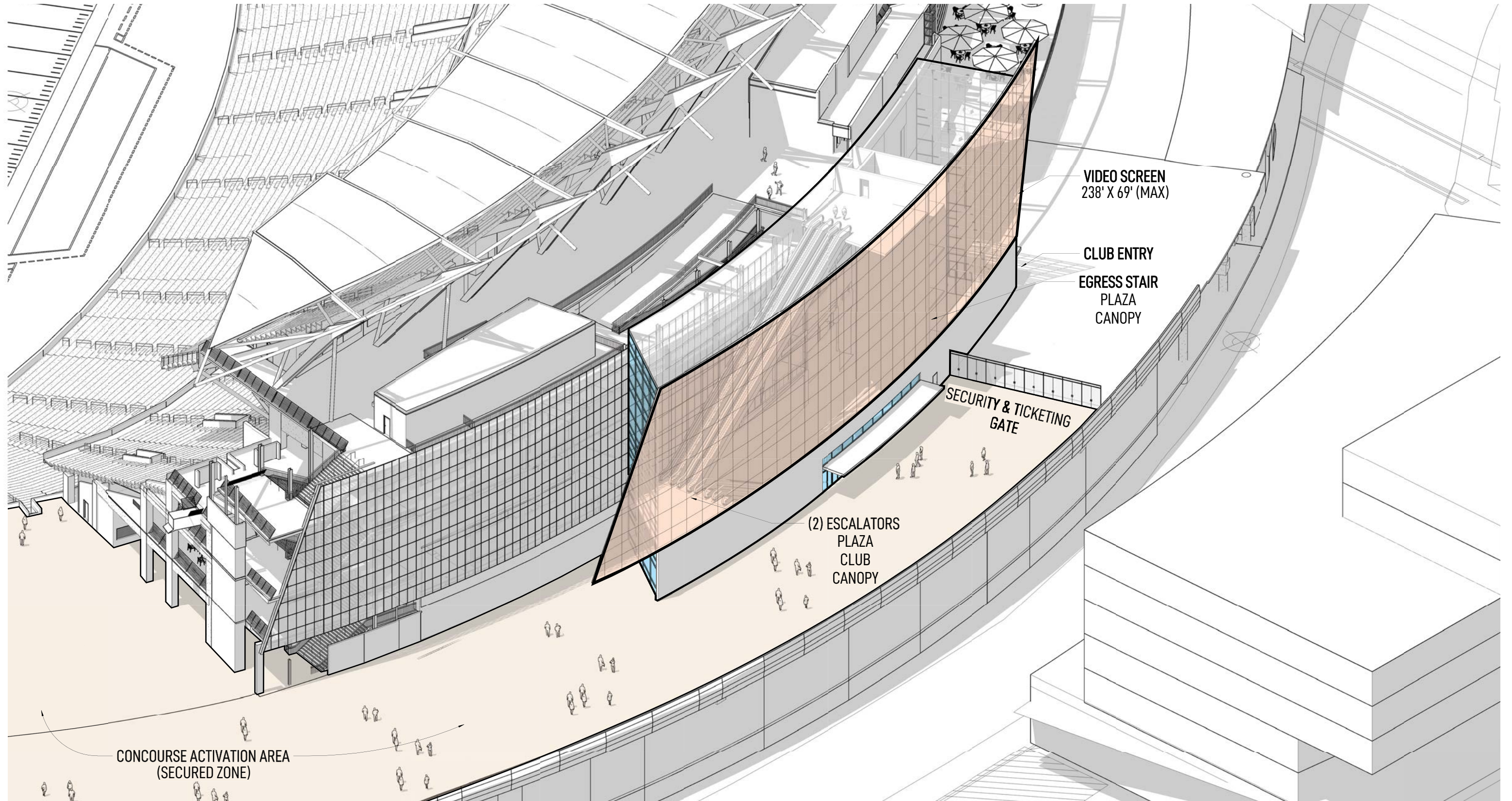
**TOTAL: 2,544 Lineal Feet**

PLAZA: 656'  
 CLUB: 616'  
 UPPER SUITE: 804'  
 CANOPY: 468'

# VERTICAL CIRCULATION IMPROVEMENTS: N/W



# VERTICAL CIRCULATION IMPROVEMENTS: S/E



# ***PEDESTRIAN FLOW: SUMMARY***

## **ACCOMPLISHMENTS**

Increased Connectivity with  
Riverfront & Banks

Increased Egress Safety

Increased Ingress Capacity

Expanded Plaza Decks

# STADIUM: SUMMARY

**NO NET LOSS OF SEATS**

## PEDESTRIAN FLOW

New Escalators and Stairs to/from Upper Concourse

New Escalators and Stairs to/from Plaza & Main Concourse

New Entries & Vertical Transportation to Club Levels

## INCREASE USABLE SF

1.9M SF *(1.42M Exist)*

Reno of Exist 215K SF of Premium Seating/Event Space

181K SF Added for Building Circulation *(Concourses & Vert. Transportation to Ease Congestion & Connect Concourses)*

## FAN EXP. & EVENT

Reno of East & West Clubs

New Outdoor Decks

Added Event Options

- North Endzone Clubs
- Field Level Clubs
- South Endzone Clubs
- Expanded Plaza Views & Standing Fan Exp. Seats *(North & South Endzones)*
- Party & Roof Decks *(North & South Endzones)*
- Hall of Champions

# ***PROPOSED RENOVATION: SUMMARY***

- +35% Increase in Stadium Square Footage
- +27% Increase in Pedestrian Circulation improvements
- +38% Increase in Fan Amenities and Engagement
- +67% Increase in Ticketing/Entry
- +96% Increase in Staff Support Services
- +190% Increase in Player Support Services
- +17% Increase in Concessions
- +124% Increase in Business Operations Spaces
- +20% Increase in Restrooms





Paycor STADIUM



WELCOME TO OUR JUNGLE







# *HAMILTON COUNTY PAYCOR STADIUM*

Initial Comprehensive Renovation Plan  
Progress Update

MSA SPORT

MMA TH PREVIEW GROUP P AEC THE KLEINGERS GROUP LB

09.16.24