

Regional Plan Association

Statement by the Regional Plan Association on the release of the Moynihan Station Draft Scope of Work (Scoping Document) Tuesday, October 23, 2007

Today's release of the Moynihan Station scoping document from the Empire State Development Corporation is a critical step in the construction of a new Penn Station – an idea first proposed by Senator Moynihan fifteen years ago. Penn Station is the busiest transit hub in the nation and ridership is expected to increase significantly in the coming years. It is imperative that we have a functional station to meet these needs.

The scoping document signals all parties coming together to achieve this goal and signifies broad agreement by the State of New York, multiple transit agencies, private developers and the City of New York on the general planning concepts for the station and the distribution of the accompanying commercial development.

The plans for the station, as outlined in the document, are to (see attached image):

- Overhaul the Farley Post Office Building on the west side of Eighth Avenue into a mixed-use building with a new train hall – Moynihan West – and a relocated Madison Square Garden at the Ninth Avenue end of the building.
- Demolish the current Madison Square Garden/Penn Station structure and construct a new train station building – Moynihan East – between Eighth Avenue and 2 Penn Plaza, which would remain.

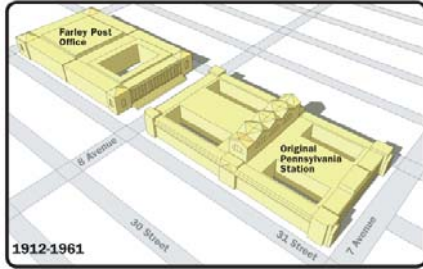
The document also outlines two alternative development scenarios for the location of the development rights that come with construction of the station:

- One scenario locates the 5.4 million square feet of office and retail space directly above the station in the shape of two towers – one 1,100 feet and another 1,300 feet.
- A second scenario reserves 1.1 million of those square feet for retail in Moynihan East and distributes the remaining 4.3 million square feet throughout a “Moynihan Station Sub District,” which would run roughly between Fifth and Ninth Avenues and from 29th – 35th Streets.

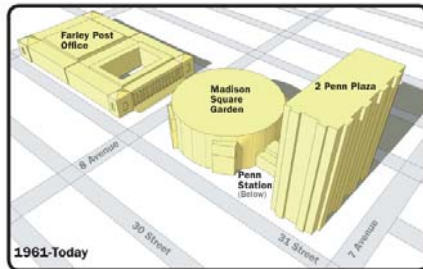
The roughly two million square feet that come with the redevelopment of the Farley Building will be located on either side of One Penn Plaza, which is currently planned to remain.

Perhaps the most significant news coming out of the document is the definition of the Moynihan Station Sub District, which defines the area within which development rights could be distributed.

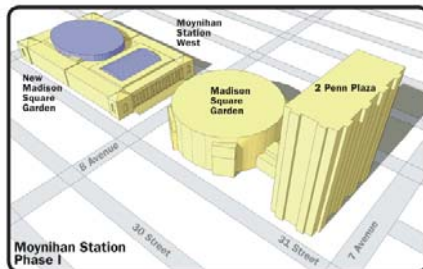
Regional Plan Association strongly supports the dispersion of development rights around the district and encourages ESDC to actively seek public input on the planning and design of the station, which will be City's most important transportation hub and key to development of the Far West Side.



The purpose of the document is to list all the potential environmental impacts of the project to be studied in the Environmental Impact Statement and offers limited design and planning principles. More information on the design will be released with the General Project Plan, which does not have a release date but is expected in the next few months.

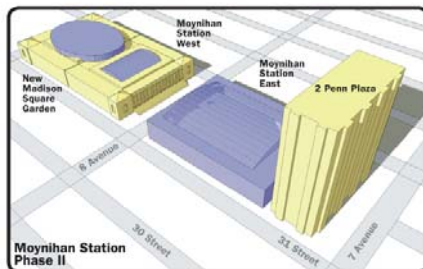


The scoping document lays out an aggressive timetable for the construction of the project, in two phases. Phase I – the development of the Moynihan West part of the station, Madison Square Garden, and the 2 million square feet of development rights that come with Moynihan West – will extend from 2008 to 2011. Phase II – the overhaul of Penn Station into Moynihan East, and the development of the remaining development rights – will run from 2012 to 2018.



The public has until December 17th to comment on the scope of work and a hearing will take place on December 6th.

Maura Moynihan, co-chair of Friends of Moynihan Station and daughter of the late Senator Daniel Patrick Moynihan, said: “Today we can be more hopeful than at any time for the fulfillment of my father’s vision. After years of false starts and delays, we cannot let optimism slip. It’s time to build Moynihan Station well and build it now.”



Robert D. Yaro, President of Regional Plan Association, said: “This is one of the most significant and complex redevelopment projects in the history of the City and the most important civic and infrastructure project of our generation. Moynihan Station will be an economic engine for the region, but we have a lot of work to do. We look forward to working with the State, developers, and the City to ensure the historic integrity of the Farley building is preserved and that the transportation facilities and public spaces are the absolute best they can be.”

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