



Testimony of
Richard T. Anderson, President
New York Building Congress
Before
Moynihan Station Development Corporation
Public Scoping Meeting
December 6, 2007

The New York Building Congress is pleased to comment on the proposed scope of analysis for the draft supplemental environmental impact statement for an expanded Moynihan/Penn Station Redevelopment Project. For more than a decade, the Building Congress, New York's largest and most diverse coalition of the design, construction and real estate industry in New York City, has supported the comprehensive public/private redevelopment of the historic Farley Post Office Building and adjacent areas into a world-recognized transportation and commercial center.

At the May 2006 public hearing on this project, the Building Congress endorsed the previous general project plan for transforming the Farley Building into Moynihan Station and also supported the proposal to expand the project to incorporate relocating Madison Square Garden to the back of the Farley Post Office and redeveloping the existing Garden site to a large mixed-use project and an improved and redesigned Penn Station. The expanded Moynihan/Penn Station Redevelopment Project now is the subject of this public scoping meeting.

The expanded scope for the project is commendable and should be pursued expeditiously. A ten-year, \$14 billion redevelopment of two Manhattan super-blocks bordered by 33rd and 31st Streets and Seventh and Ninth Avenues truly is worthy of this great City and, more important, will take advantage of major transportation improvements serving the area. In fact, this transportation hub soon will be one of the world's most accessible places.

The Building Congress is encouraged by and supports the expanded scope for the Moynihan/Penn Station redevelopment project, especially:

- Enlarging the original Farley redevelopment to include the Penn Station/MSG site;
- Building a new state-of-the-art arena in the western portion of the Farley Building;
- Studying a new zoning sub-district to allow development rights from the Penn Station block to be transferred elsewhere in the district;
- Rebuilding Penn Station into a modern facility;
- Construction of up to 5.4 million square feet of mixed-use development; and
- Development of additional related office and retail facilities in the project area

The benefits of this project are enormous and include the creation of 55,000 direct construction jobs and many additional direct and indirect jobs during development and once the project is completed. The fiscal and economic returns are considerable as well, including more than \$500 million in City and State taxes annually. Most significantly, the project addresses the urgent need to prepare New York City for economic and demographic expansion, and it does so in the right place – where transportation and infrastructure are focused. We must remember that this location is one of the most resource conserving development areas in the country. The environmental benefits from this project are substantial.

Finally, the Building Congress has joined with a broad coalition of organizations and public officials to urge the City and State to make this project their highest priority and to give it immediate attention and a sense of urgency. Friends of Moynihan Station has suggested a number of planning, design and preservation principles that we believe are worthy of serious consideration. To accomplish all of this will require the highest-level development coordination, and the Building Congress urges the Governor and the Mayor to agree on the designation of senior development responsibility for the project.