Penn District CAC WG

Review of Recommendations

8.3.21

Process to Date

- March - Elected officials asked ESD to open up the process
- May -July - Assemble CAC WG to better understand proposal & offer more detailed feedback
- July - Two town halls:
  - CB5 w/ Block 780
  - CB4 w/ broader community
- 8/2 - Recommendations back to ESD + Railroads

What do we want to achieve?

- Deliver a world class train station/transit node
- Build a thriving commercial and increasingly mixed use district
- Create an inviting, safe, and dynamic public realm
- Improve coordination across the entities which are involved in the future of the district
- Engage stakeholders to fashion a durable consensus to hold agencies accountable and ensure project success

Seven Focus Areas

1) Governance/Engagement
2) Transportation
3) Public Realm
4) 2 Penn & MSG
5) Human Assets
6) Development Framework
7) Financing

Governance/Engagement

1) Need an entity to help coordinate projects/plans in the Penn District - potentially a development corporation
2) A clear process for information flow and feedback on other elements of the plan is still needed:
    a) Existing Penn redevelopment
    b) Penn Expansion to the South
    c) Public Realm Strategy
3) Additional community engagement in development decisions - ULURP is still the best process we have

Transportation

- Reinforce the presence of the Penn on the avenues, instead of midblocks
- Provide a significant new train hall presence on Block 780 in concert w/ any new development
- Integrate transit entrances w/ a public realm plan to ensure pedestrian flows are logical and clear
- Significant expansion of space for other mobility modes including walking, bus, bike, and bike parking
- Guarantee provision for future through running
- Exhaustive study of non-condemnation alternatives
    - Through running through Penn
    - Deep cavern

MTA Penn Expansion Rendering

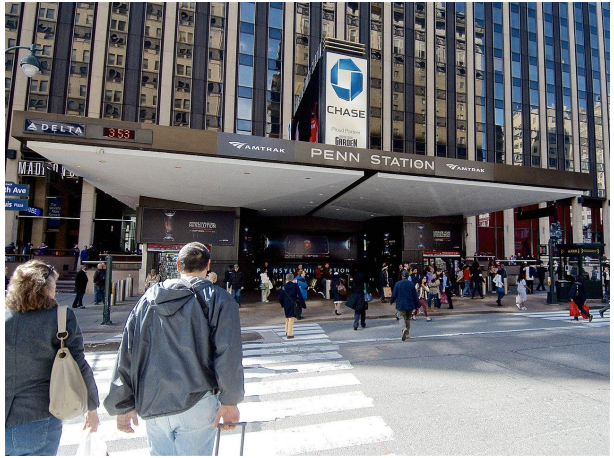
Public Realm & Surface Transportation

- Create a Public Realm plan w/ local stakeholders and NYC DOT
- Dedicate funding for implementation in the project plan w/ public realm implementation front loaded
- Eliminate MSG operations in the public right of way
- Include at grade passageways in new developments

Source: Snohetta

2 Penn & MSG

- Create clearer hierarchy for circulation emphasizing public transit entrances
- Disentangling transit entrances from private building access.
- Create a new Penn Station entrance at the current 2 Penn site fronting on 7th Avenue
- The best solution for the district is to move MSG, if that cannot be accomplished as a part of this process it's needs to be good neighbor:
    - a) pay its fair share in taxes
    - b) improve the streetscape around the train station.

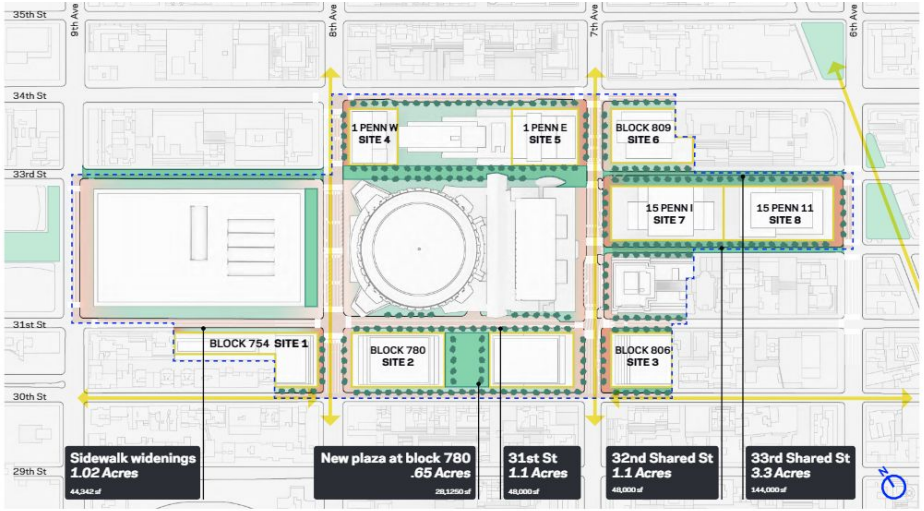


Development Framework

- Decisions about density and FAR should be driven by urban design considerations
- Provide view corridors to the Empire State Building from the west for wayfinding
- Significant affordable residential development should be a part of the plan on more than one site
- Open to exploring more than 12 FAR of residential (MDL amendment) if there is additional affordable housing provided

Development Framework

- Include ground level controls derived from the public realm plan
- Incorporate community facility spaces which address broader community gaps.
- Block 780 & 754 density need to be reduced with 780 prioritized with a train hall and transit entrances without commercial lobbies on the avenue.



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Empire State Development fxcollaborative

Human Assets

- Provide on site relocation at the same affordability level for existing residents
- Ensure a relocation plan is in place for small businesses and and local retail
- Provide space for critical social services in new buildings

Financing

- Include revenue streams beyond PILOTs to bond against
- Price PILOTS based on projected market value subject to annual market adjustments.
- Ensure that, at minimum, any PILOT structure preserves the existing city tax revenue in this district.
- Ensure that MSG is paying property taxes based on their market value.
- Allocate a portion of the federal, state and local funding to design and build the public realm.

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