Penn Station Area Redevelopment Project
(formerly known as Empire Station Complex)

1st GPP and DEIS PUBLIC HEARING – DECEMBER 8, 2021
2nd GPP and DEIS PUBLIC HEARING – JANUARY 20, 2022

General Project Plan (GPP),
Draft Environmental Impact Statement (DEIS),
and Proposed Revisions
can be found at:
https://esd.ny.gov/penn-station-area

American Sign Language (ASL) interpretation will be available to all participants during the hearing.
PENN STATION AREA REDEVELOPMENT PROJECT

GPP & EIS SCHEDULE OVERVIEW

Notice of Public Scoping / Issuance of Draft Scope of Work

Public Scoping Meeting

Final Scope of Work Released

Draft GPP and Draft EIS (DEIS) Issued

Public Hearings on Draft GPP, DEIS and Proposed Revisions

End of Public Comment Period*

Final EIS & GPP Decision / Public Realm Task Force Launched (if approved)

*Following the comment period, ESD will review and respond in writing to all substantive comments, prepare and issue a Final EIS and GPP, and present both to the ESD Board for consideration in Spring 2022.

Dates in red have been added/changed to reflect second hearing.
PENN STATION AREA REDEVELOPMENT PROJECT

PROJECT LOCATION
PENN STATION AREA REDEVELOPMENT PROJECT

HIGHLIGHTS OF PROPOSED REVISIONS

- Density reduced by 1.4 million square feet
- Up to 1,800 residential units, including 540 permanently affordable units
- ~ 8 acres of public space and Public Realm Task Force
- Increased public transit access
- More space for community and innovative social services
- Design improvements addressing street frontages, base heights and view corridors
- Labor and MWBE commitments
- Greener, transit oriented commercial growth
PENN STATION AREA REDEVELOPMENT PROJECT
DRAFT GPP
PENN STATION AREA REDEVELOPMENT PROJECT

PROPOSED REVISIONS: REDUCED DENSITY AND MORE HOUSING

- Site 1
  - 13 FAR
  - 21 FAR
  - 28 FAR (BLENDED)

- Site 2
  - 26 FAR
  - 30 FAR

- Site 3
  - 30 FAR

- Site 4
  - Commercial Office

- Site 5
  - Hotel

- Site 6
  - Train Hall

- Site 7
  - Residential

- Site 8
  - Community Facility
PROPOSED REVISIONS: INCREASED PUBLIC SPACE

87% increase in bike parking

Proposed: Looking east along 33rd Street
PENN STATION AREA REDEVELOPMENT PROJECT

PROPOSED REVISIONS: INCREASED PUBLIC SPACE

~8 acres of new public space
PENN STATION AREA REDEVELOPMENT PROJECT

PROPOSED REVISIONS: INCREASED PUBLIC TRANSIT ACCESS

- 8 in-building Penn entrances & 10 subway entrances
- Below-grade pedestrian concourse
- 8 new escalators, 2 new elevators & widened stairways
PENN STATION AREA REDEVELOPMENT PROJECT

PROPOSED REVISIONS: INCREASED PUBLIC TRANSIT ACCESS
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Draft EIS (DEIS) Areas of Analysis

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions/Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction
Updates for the Final EIS (FEIS)

- Analysis of reduced density, lower heights, and residential uses
- Presentation of new and updated views of the Empire State Building
- Additional analysis of below-grade pedestrian concourse
- Qualitative assessment of proposed West 31st Street shared street
- Analysis of pedestrian elements on Ninth Avenue at 31st and 33rd Streets
- Updates for ongoing historic resources consultation
- Consideration of the appropriate analysis year
- Updates to the future No Action condition, including the Macy’s proposal
Comments on the GPP, DEIS, and Proposed Revisions may be provided verbally at this or the January 20th public hearing or:

- email comments to pennstationarea@esd.ny.gov or empirestation@esd.ny.gov

- mail comments to Stacey Teran
  Empire State Development
  633 Third Avenue, 37th floor
  New York, NY 10017

Comments on the GPP, DEIS and Proposed Revisions will be accepted until 5:00pm on February 22, 2022