

LEGAL NOTICE

NEW YORK STATE URBAN DEVELOPMENT CORPORATION

D/B/A EMPIRE STATE DEVELOPMENT

NOTICE OF PUBLIC HEARING TO BE HELD TUESDAY, OCTOBER 19, 2021,

PURSUANT TO SECTION 16 OF THE NEW YORK STATE URBAN

DEVELOPMENT CORPORATION ACT IN CONNECTION WITH

THE PROPOSED HIGH LINE MOYINHAN CONNECTOR CIVIC PROJECT

PLEASE TAKE NOTICE that a public hearing, open to all persons, will be held on Tuesday, October 19, 2021 from 6:00 p.m. until 8:00 p.m. by the New York State Urban Development Corporation d/b/a Empire State Development (“ESD”) pursuant to Section 16 of the New York State Urban Development Corporation Act (Chapter 174, Section 1, Laws of 1968, as amended; the “UDC Act”) to consider the General Project Plan (the “General Project Plan”) for the proposed High Line Moynihan Connector Civic Project (the “Project”). Due to the COVID-19 pandemic and restrictions on public gatherings, the public hearing will be conducted as a virtual hearing utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be downloaded at <https://esd.ny.gov/high-line-connector>.

The public hearing is for the purpose of: (1) informing the public about the Project; (2) giving all interested persons an opportunity to provide comments on the General Project Plan, pursuant to Section 16 of the UDC Act; and (3) pursuant to Chapter 14 of the City Charter and Title 34, Chapter 7 of the Rules and Regulations of the City of New York, giving all interested persons an opportunity to provide comments on the granting of a

revocable consent by the City of New York (the “City”) to allow the Project to span a City right-of-way.

### Project Site

The proposed Project would be located primarily on property owned by the Port Authority of New York and New Jersey (“PANYNJ”) on Manhattan Tax Block 728, Lot 1 in Community District 4, and portions of it would extend over West 30<sup>th</sup> Street and West 31<sup>st</sup> Street, which are City-owned streets.

### Project Description

The Project is described in detail in the General Project Plan, available to the public as set forth below. The Project involves the design and construction of two new elevated bridges connecting the present terminus of the High Line spur at West 30<sup>th</sup> Street and Tenth Avenue to the privately-owned public open space at Manhattan West, a mixed-use development located north of West 31<sup>st</sup> Street between Ninth and Tenth Avenues. The Project would create a seamless, safe pedestrian connection from Moynihan Train Hall to destinations on the Far West Side of Midtown, including Hudson Yards, the Javits Center and the Hudson River waterfront. The Project is anticipated to be completed in 2023.

The Project would be designed and built through a public-private partnership among ESD, PANYNJ, Friends of the High Line (“FHL”) and a Brookfield Properties affiliate (“Brookfield”). FHL, which will act as the grantee for the Project, is a nonprofit organization that operates the High Line and works with the surrounding community. FHL is devoted to reimagining the role public spaces play in creating connected, healthy neighborhoods and cities. Brookfield, which will act as developer of the Project, is a global commercial real estate firm and developer, and the owner of Manhattan West. Brookfield

would manage the design and construction of the Project. The budget for the Project is \$50 million and will be funded by a \$20 million State grant administered by ESD and contributions of \$20 million from Brookfield and \$10 million from FHL.

#### Public Purpose

The purpose of the Project is to provide a new public amenity to improve public access, connectivity and pedestrian safety between Penn Station – North America’s largest transportation hub – and destinations on Manhattan’s Far West Side. The Project would create two connected public bridges linking the High Line to publicly accessible open space at Manhattan West, providing an ADA-accessible passage from the High Line spur to Ninth Avenue directly across from the Farley Office Building and Moynihan Train Hall. This new elevated pathway would provide a safe, seamless, and inviting connection for pedestrians through a heavily trafficked and uninviting area, and would improve public access, pedestrian safety and pedestrian mobility for residents, commuters, and visitors between transportation hubs to the east (Moynihan Train Hall and Pennsylvania Station) and Hudson Yards, the High Line, and Manhattan’s Far West Side. In doing so, the proposed Project would also complement and support the recent public and private investments that are transforming Manhattan’s Far West Side.

#### Discretionary Actions

A number of ESD discretionary actions are subject to review pursuant to the UDC Act. These actions include awarding a \$20 million grant to FHL for the design and construction of the Project and affirming the General Project Plan. After a public hearing is held on the draft General Project Plan and a subsequent 30-day public comment period is concluded, it is expected that if appropriate, ESD will modify and/or affirm the General

Project Plan and enter into a grant disbursement agreement with FHL to administer the State's \$20 million Project grant. In addition, to effectuate the Project, as described in the General Project Plan, ESD would exercise its statutory authority to override the New York City Charter, the New York City Zoning Resolution, the New York City Administrative Code and the Rules of the City of New York to the extent they are inconsistent with the Project and the procedures for implementation of ESD projects under the UDC Act. This override includes, but is not limited to, the applicability of the Uniform Land Use Review Procedure ("ULURP") insofar as it otherwise would be applicable to the Project, Public Design Commission review, and procedures for the issuance of revocable consents by the New York City Department of Transportation and any other local laws which are inconsistent with the design/construction of the Project and the General Project Plan. Subject to such overrides, the New York State Uniform Fire Prevention and Building Code (the "Building Code") will apply, including with respect to all construction, structures and infrastructure on the Project site.

#### Availability of the General Project Plan

The General Project Plan, which contains a detailed description of the Project, is on file at the office of ESD, 633 Third Avenue, New York, New York 10017, and is available for inspection by the general public between the hours of 9:30 a.m. to 5:00 p.m., Monday through Friday, public holidays excluded.

The General Project Plan is available at the ESD web site at <https://esd.ny.gov/high-line-connector>. The public may also inspect and/or obtain copies of the General Project Plan by emailing [HighLineMoynihan@esd.ny.gov](mailto:HighLineMoynihan@esd.ny.gov) or calling (212) 803-2477. Pursuant to Section 16(2) of the UDC Act, ESD also has filed a copy of the General Project Plan,

including the findings required under Section 10 of the UDC Act, in the office of the New York City Clerk and has provided a copy thereof to the Mayor of the City of New York, the Manhattan Borough President, the Chair of the New York City Planning Commission and the Chair of Manhattan Community Board 4.

Comments

Comments on the General Project Plan are requested. Participants who wish to provide verbal comment during the virtual meeting will have an opportunity to sign up to speak during registration and/or once the meeting has started. Comments may also be delivered in writing to ESD, 633 Third Avenue, 37<sup>th</sup> Floor, New York, New York 10017 (Attention: Stacey Teran), up until 5:00 p.m. on Friday, November 19, 2021, or sent by e-mail to [HighLineMoynihan@esd.ny.gov](mailto:HighLineMoynihan@esd.ny.gov), up until 5:00 p.m. on Friday, November 19, 2021. Written or e-mailed comments received after 5:00 p.m. on November 19, 2021 will not be considered.

All verbal comments made at the public hearing and all written comments received by ESD up to 5:00 pm on November 19, 2021 will be considered by ESD prior to final consideration of the General Project Plan.

Dated: September 17, 2021  
New York, New York

NEW YORK STATE URBAN  
DEVELOPMENT CORPORATION D/B/A  
EMPIRE STATE DEVELOPMENT

By: Debbie Royce  
Corporate Secretary