



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

ANTHONY M. BORELLI
District Manager

November 3, 2005

Charles Stump
Vice President
Moynihan Station Development Corporation
633 Third Avenue
36th floor
New York, NY 10017

Dear Mr. Stump:

Thank you for making so many members of your team available for the meeting at our office on September 22. The redevelopment project is the subject of considerable interest in our community, and we were pleased that our requests for information following the selection of the development team resulted in such a well-attended meeting.

The redevelopment of Moynihan Station will be one of the most significant public development projects undertaken in the City in some time. Sited on the superblock over the Penn Station Rail Yard between Eighth and Ninth Avenues from West 31st Street to West 33rd Streets, it involves the recreation of a grand transportation hub on Manhattan's West Side and the adaptive reuse of the historic Farley Building and its Western Annex. The project may also involve the development of private property on Eighth Avenue between 33rd and 34th Streets. A portion of that property is publicly accessible private open space that was created in conjunction with the construction of One Penn Plaza.

It is critical that a project of this scale involve active consultation with the local community, and a full and fair public review process. We therefore call on you to:

- **Establish without further delay the community advisory committee required by Section 4(7) of the Urban Development Corporation Act.** The committee, which should include local elected officials and representatives of Community Boards 4 and 5, must, starting immediately, be actively engaged in the close cooperation and consultation required by Section 16 of the Act. It is essential that MSDC give "primary consideration to local needs and desires" and "foster local initiative and participation in connection with the planning and development of [this] project." This is what both the Act and good public process require.
- **Agree to submit the redevelopment project to the City's Uniform Land Use Review Procedure.** The project will transform a landmark occupying two full blocks in the heart of Manhattan, and require more than \$130 million in City capital funds. A project of this scale requires a transparent public process and informed consideration by local authorities,

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including the City Council. The City's Uniform Land Use Review Procedure lays out the process that the citizens of New York City have approved for significant land use projects. The Moynihan Station project should receive a similar level of public review, notwithstanding any technical argument that UDC projects may be exempt from ULURP or the City's zoning regulations. We are particularly concerned about the possibility that the project's boundary may be expanded to include private property on the east side of Eighth Avenue, part of which is publicly accessible private open space that was created pursuant to the plaza bonus provisions of the City's zoning regulations. None of this should happen without the public review and approvals required by the ULURP process.

We look forward to working with you to advance this important and popular project.

Sincerely,



J. Lee Compton

cc: Mayor
Manhattan Borough President
Local elected officials
Manhattan Community Board No. 5
Ray Gastil, Department of City Planning
Vishaan Chakrabarti, Related Cos.
Thomas Dunlap, Vornado