

PROGRAM SUMMARY DEVELOPMENT PROPOSALS WEST SIDE RAIL YARDS

PROGRAM SUMMARY	BROOKFIELD	DURST/ VORNADO	EXTELL	TISHMAN SPEYER	RELATED
Total Built	12.0 million SF	12.0 million SF	11.3 million SF	12.0 million SF	12.0 million SF
Number of buildings	16 buildings	16 buildings	14 buildings	13 buildings	14 buildings
Tallest building	1,300 FT	1,205 FT	1,238 FT	1,100 FT	1,100 FT
Commercial space	7.4 million SF	6.0 million SF	5.5 million SF	10.6 million SF	6.7 million SF
Residential space	4.3 million SF 4,000 units	6.5 million SF 6,500 units	5.5 million SF 3,812 units	2.9 million SF 3,000 units	5.3 million SF 4,962 units
Affordable units	400 units	600 units	339 units	300 units	440 units
Public/Cultural facilities	355,000 SF	330,000 SF	300,000 SF	320,000 SF +?	318,000 SF
Open space	15.4 acres	12.0 acres	19.5 acres	13.0 acres	15.1 acres
Parking	1,425 spaces	700 spaces	460 spaces	1,450 spaces	738 spaces

MTA's Request for Proposal Requirements:

- 12.0 million SF is maximum permissible development under current and projected zoning
- Proposals for Eastern Rail Yards requested to comply with Hudson Yards Zoning regulations
- Proposals for Western Rail Yards requested to have a minimums of 20% residential and 20% commercial development
- Proposals for Western Rails Yards requested to be based on the MTA's RFP design guidelines
- 20% of rental units expected to be affordable through State 80/20 program -- density bonus offering for ensuring permanence of affordability
- School: 120,000 SF
- Cultural facility: 200,000 SF