PORT AUTHORITY NY NJ

New Midtown Bus Terminal

Development Background

July 2026

AIR LAND RAIL SEA

Notice:

All information contained herein has been sourced from the publicly available PANYNJ website, Port Authority Bus Terminal Replacement Project Draft, Final Environmental Impact Statement and Record of Decision, the publicly available Midtown Bus Terminal Replacement Program Uniform Land Use Review Procedure Zoning Application materials and public presentations and publicly available views from Google Maps & Earth.

Midtown Bus Terminal Replacement – PANYNJ Website
https://www.portauthoritybuilds.com/redevelopment/us/en/mbt.html

NYC Planning – Port Authority Bus Terminal Replacement ULURP Application
https://zap.planning.nyc.gov/projects/2024M0270

May 28th, 2024: City Planning Commission Review Session (Begins at 31:30)
https://www.youtube.com/watch?v=EU4-bq9DrhI

June 12, 2024: Port Authority Presentation to Manhattan Community Board 4
https://www.youtube.com/watch?v=yH-LKhMfE1o

Construction Timeline & Phasing



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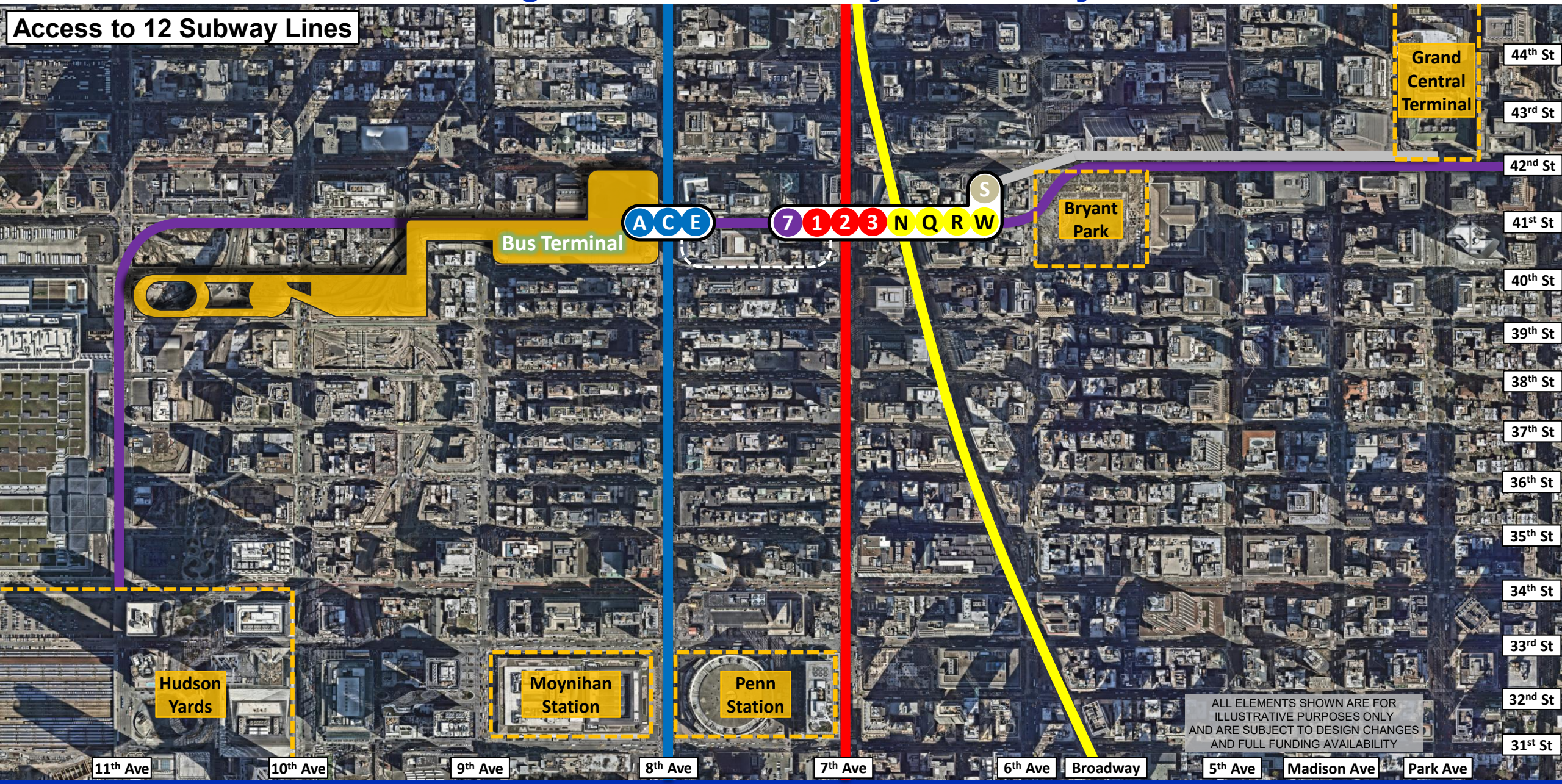
Neighborhood and Subway Connectivity



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EIS Proposed Project

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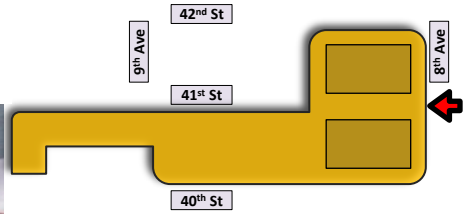
Main Terminal Transformation
8th Avenue Looking West



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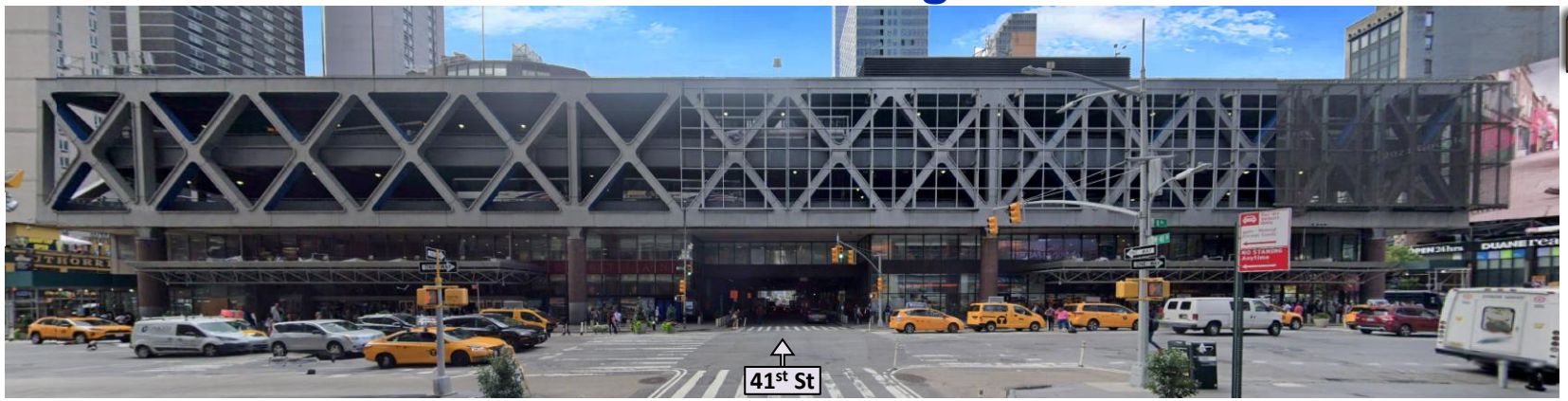

New



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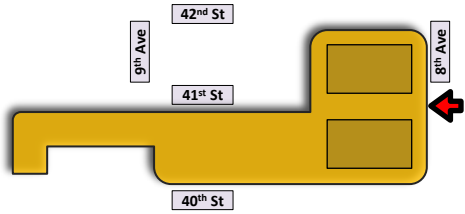
Main Terminal Transformation
41st Street & 8th Avenue



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New



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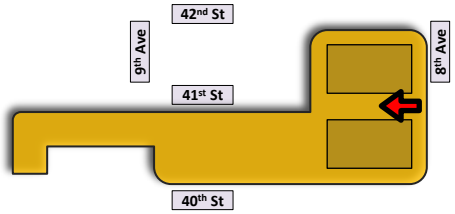
Main Terminal Transformation
41st Street, Looking West



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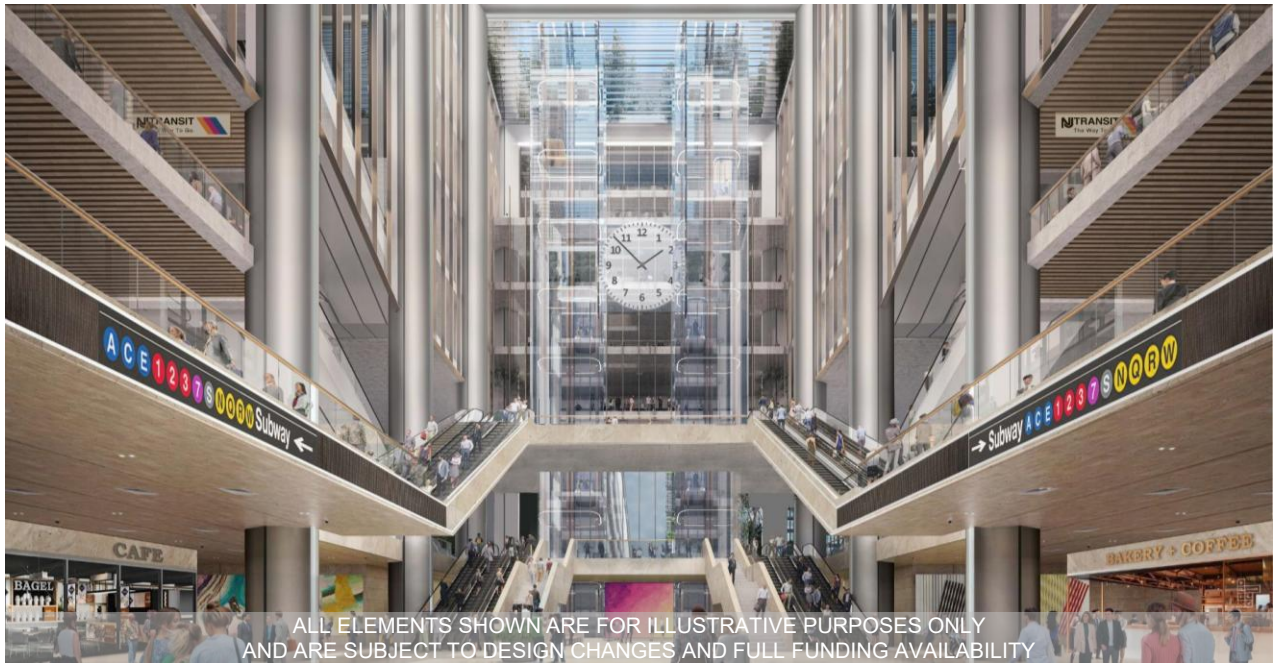
New



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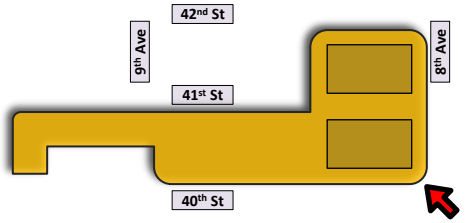
Main Terminal Transformation
8th Avenue & 40th Street



Existing



New



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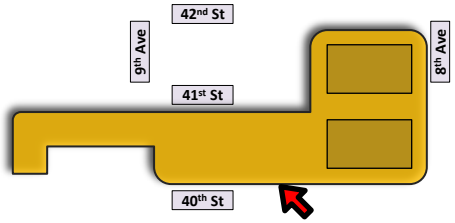
Main Terminal Transformation
40th Street, Looking West



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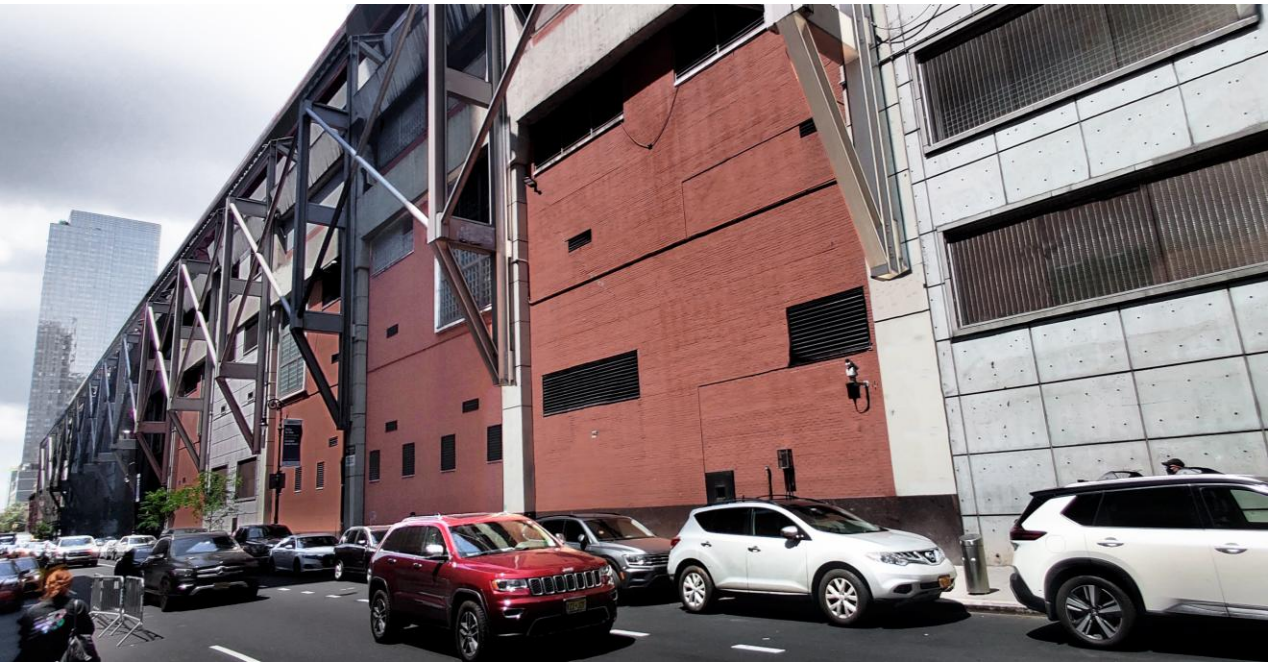

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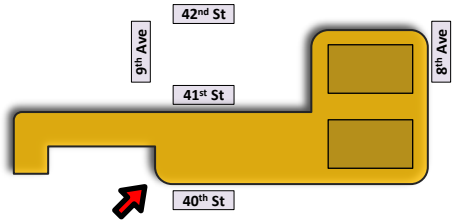
Main Terminal Transformation
9th Avenue & 40th Street



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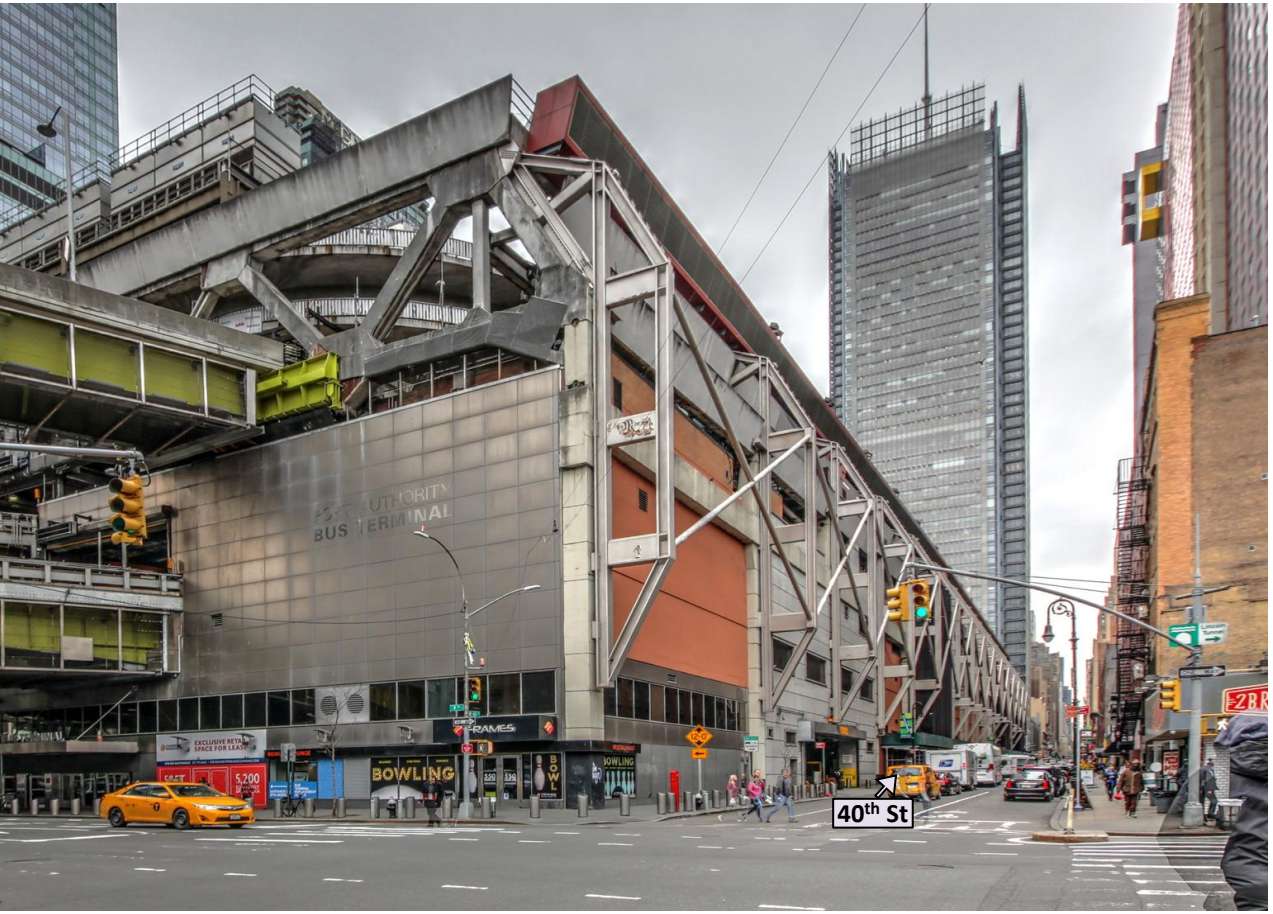

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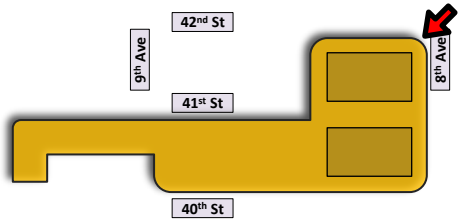
Main Terminal Transformation
8th Avenue & 42nd Street



Existing



New



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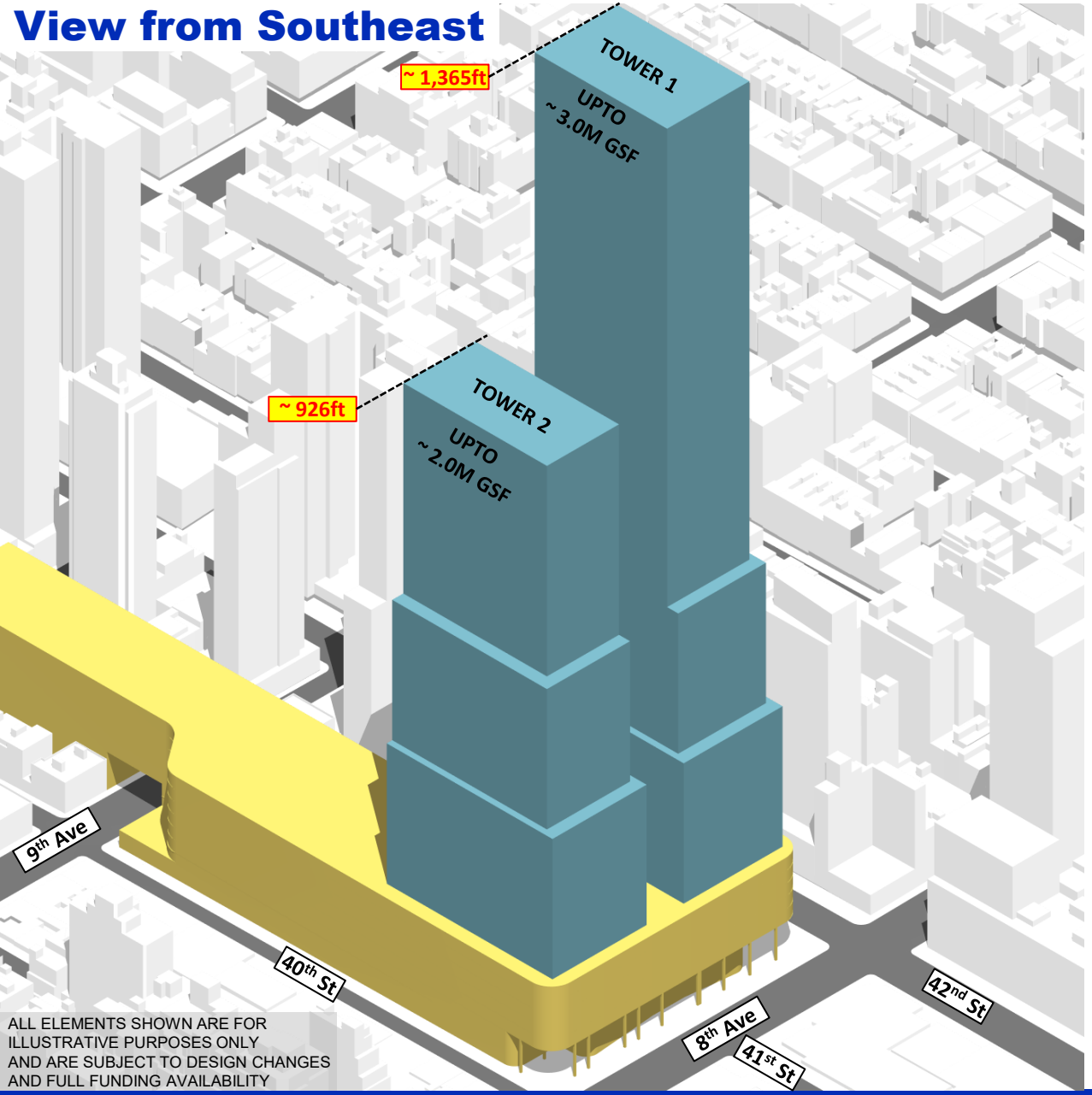
Potential Commercial Development

Maximum Building Envelope

View from Southeast



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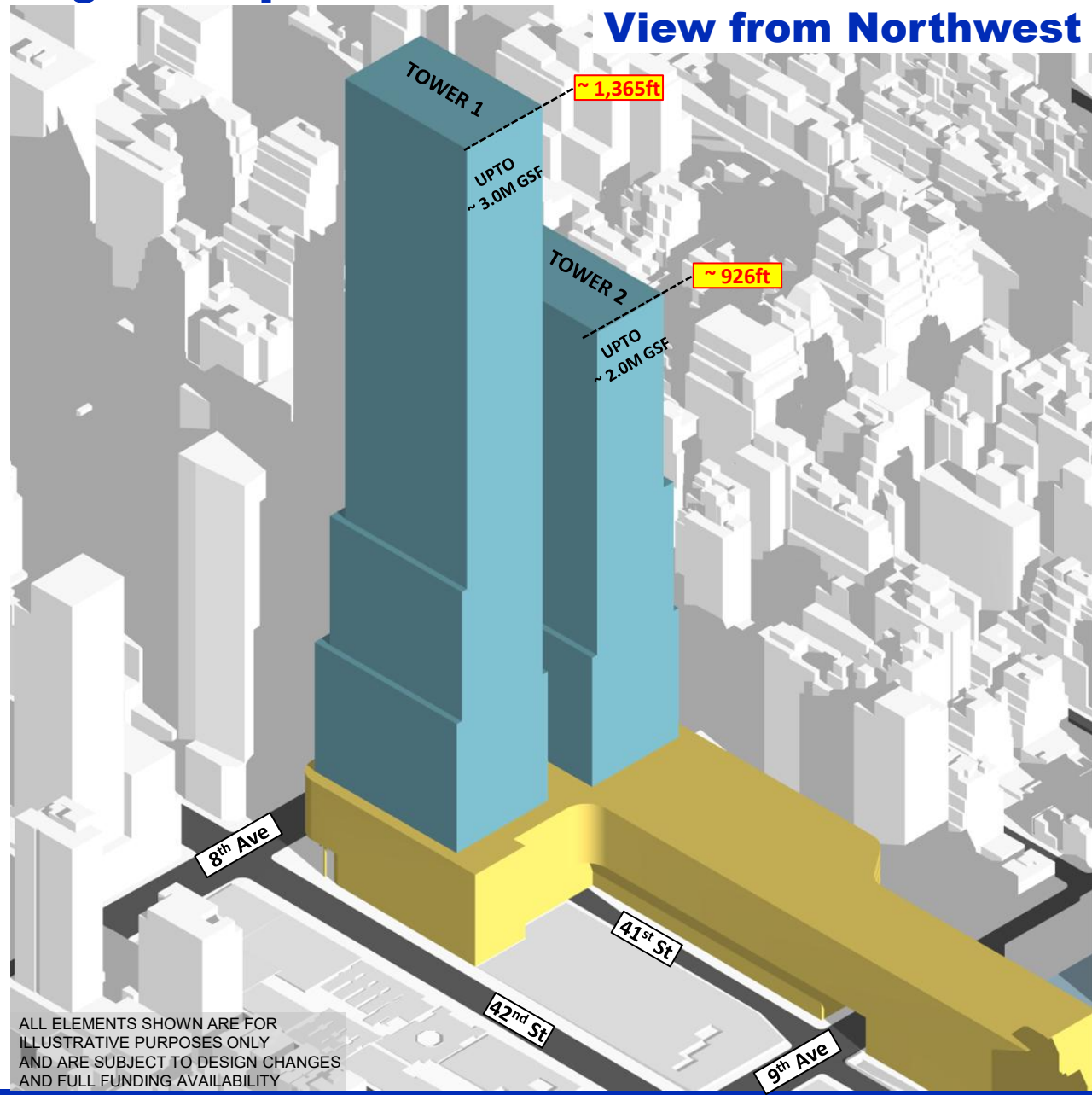
View from Northwest



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View from Potential Commercial Tower
Looking Southwest



View from Potential Commercial Space
Looking Southwest



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View from Potential Commercial Tower
Looking Southeast



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View from Potential Commercial Space
Looking Southeast



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View from Potential Commercial Tower
Looking Northeast



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View from Potential Commercial Space
Looking Northeast



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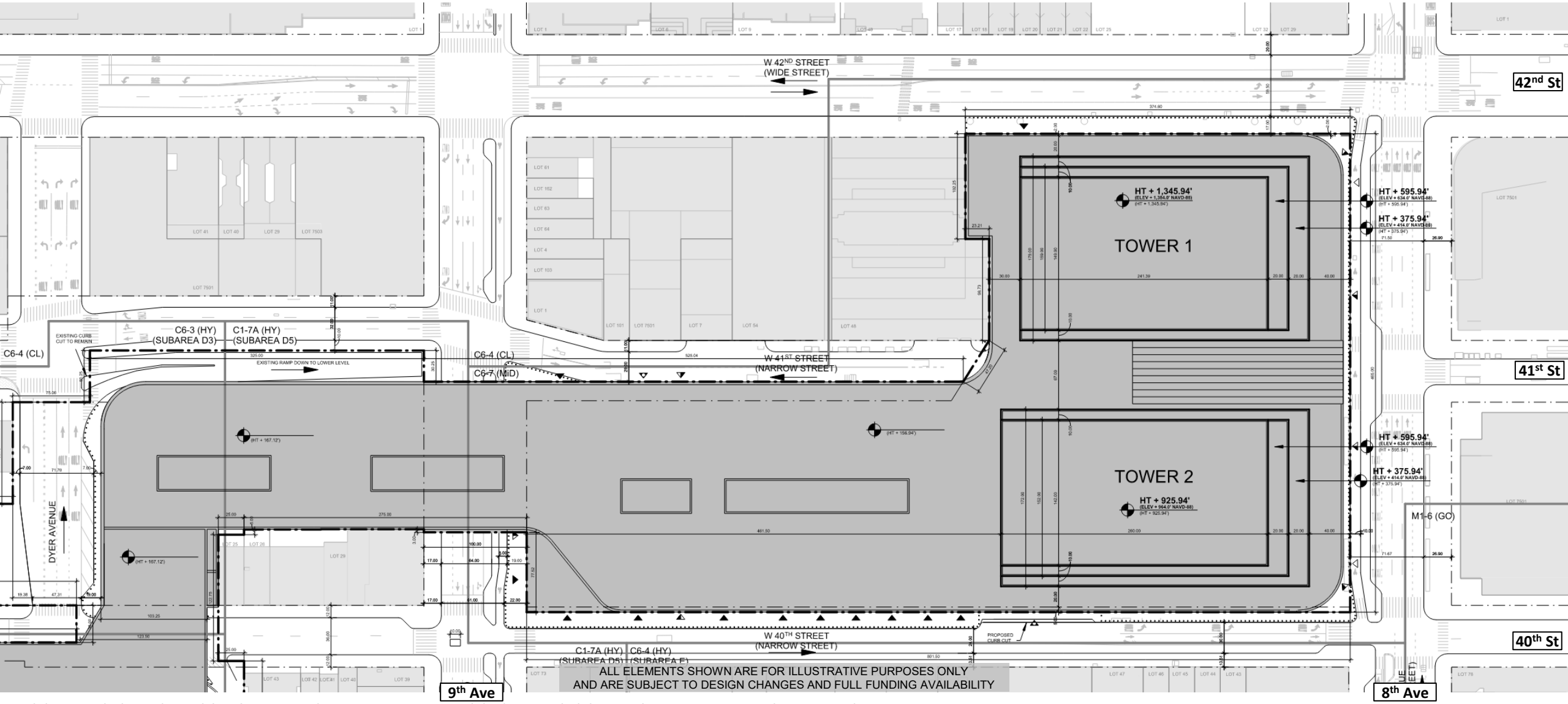
Main Terminal Roof Level and Private Development Setbacks



Additional detail and higher resolution images publicly available in the ULURP application drawings:
https://zap.planning.nyc.gov/projects/2024M0270

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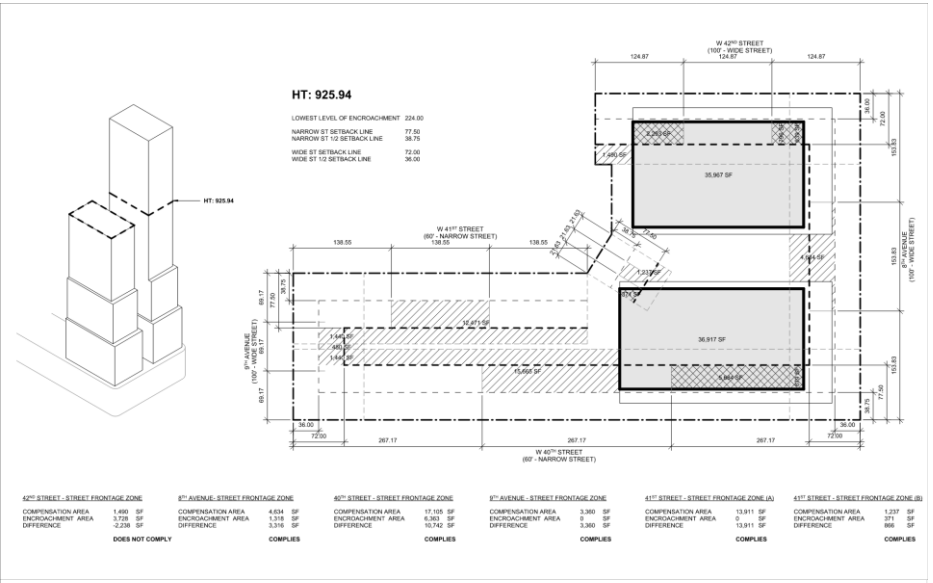
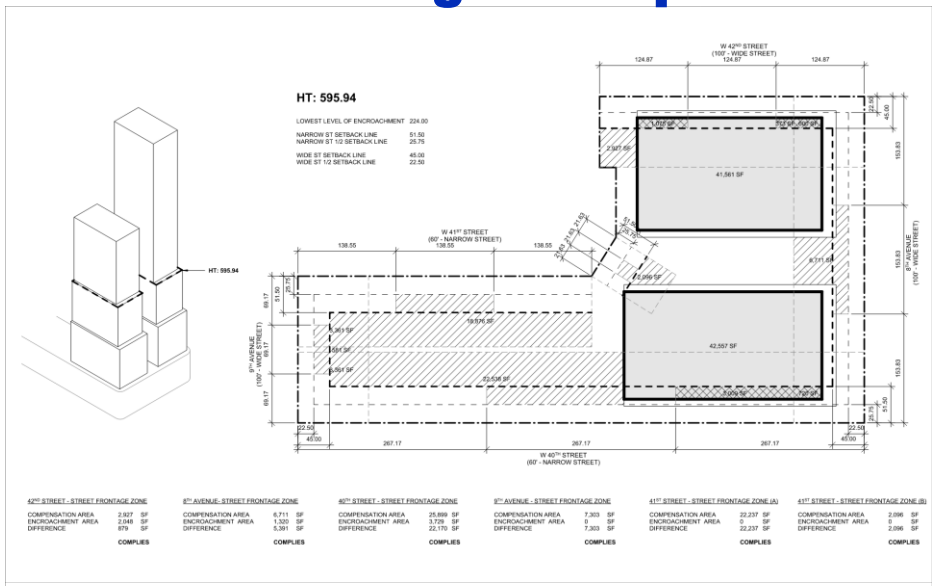
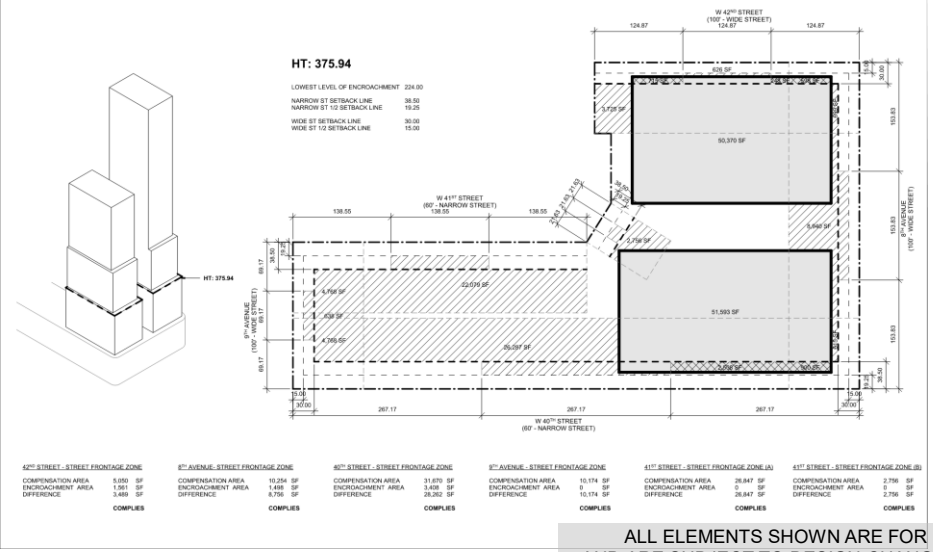
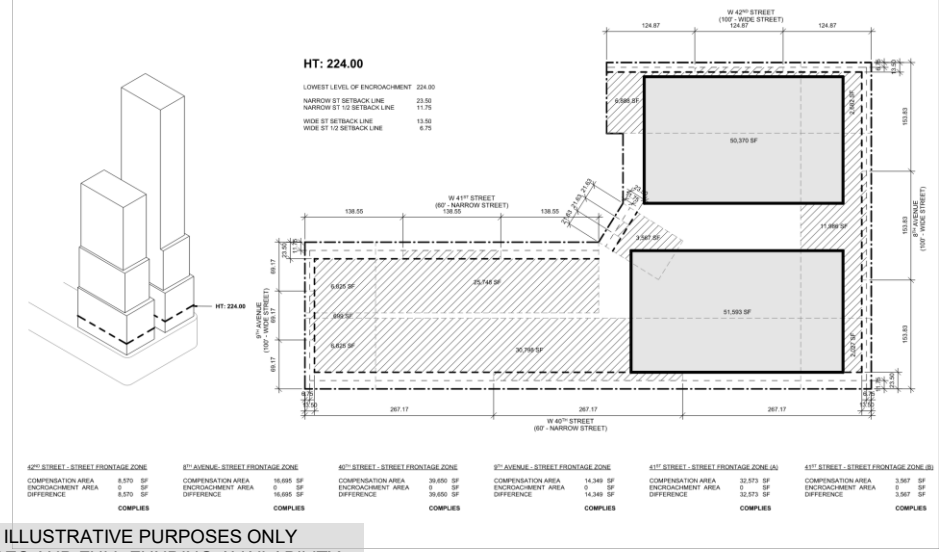
Maximum Building Envelope









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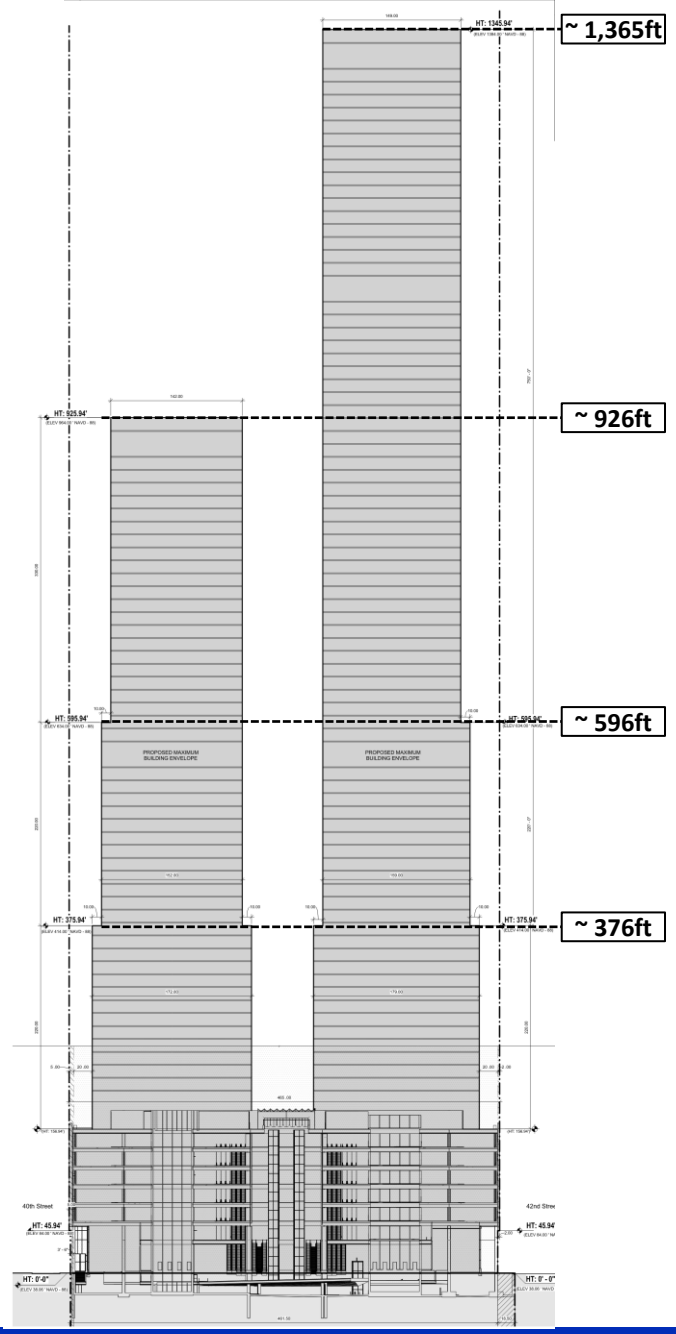

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Project Overview

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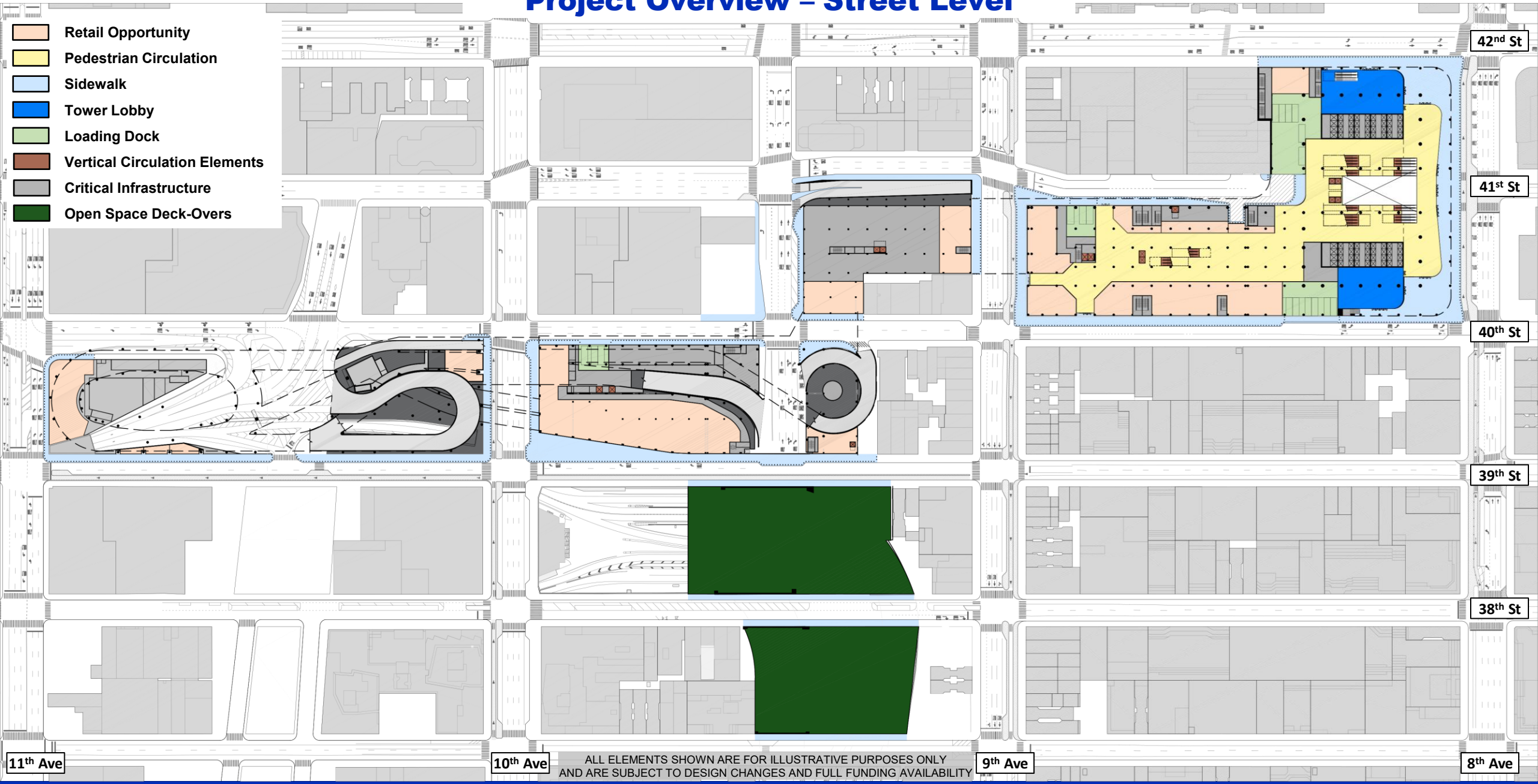
Project Overview – Street Level



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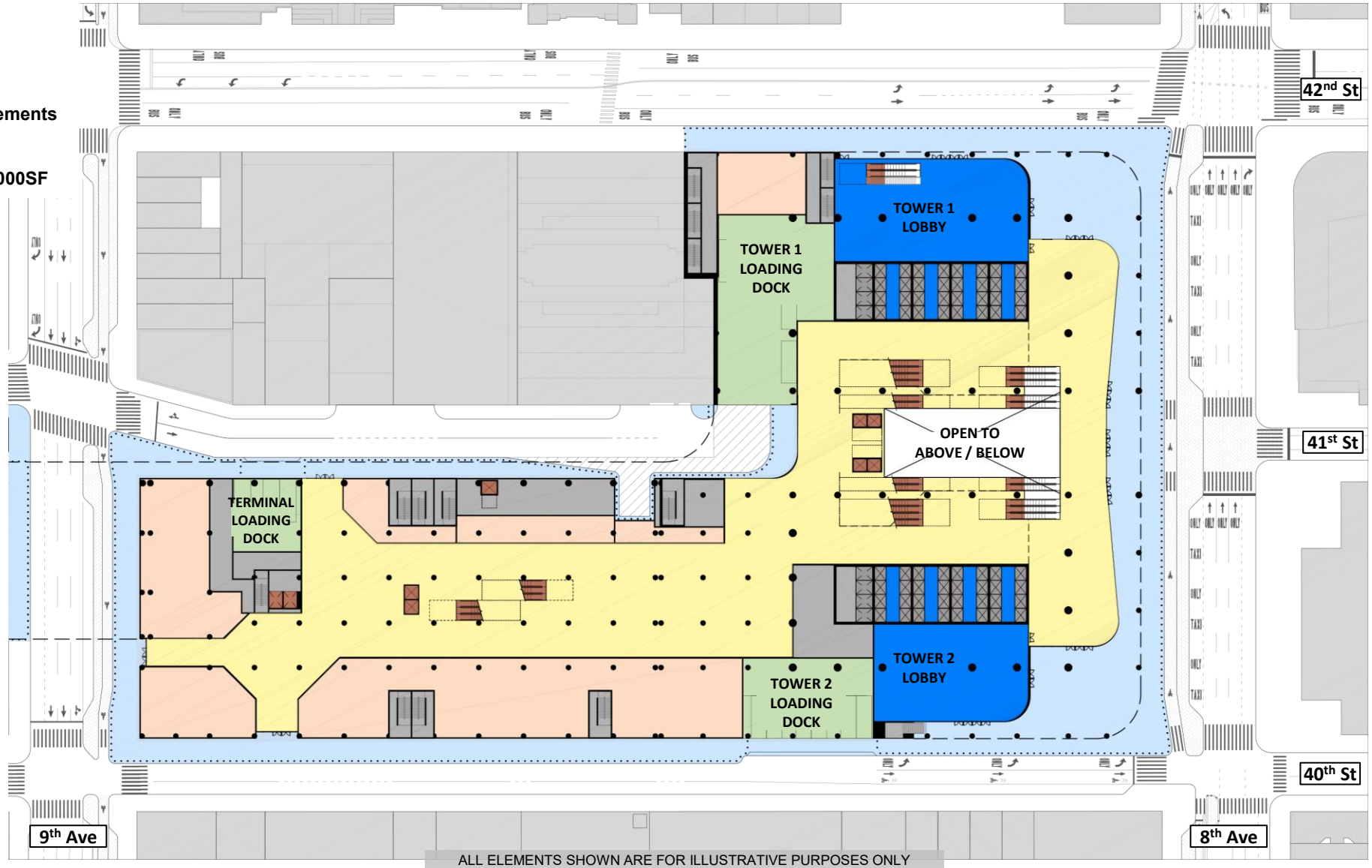
Main Terminal – Street Level

- Retail Opportunity
- Pedestrian Circulation
- Sidewalk
- Tower Lobby
- Loading Dock
- Vertical Circulation Elements
- Critical Infrastructure

Street Facing Retail = ~46,000SF



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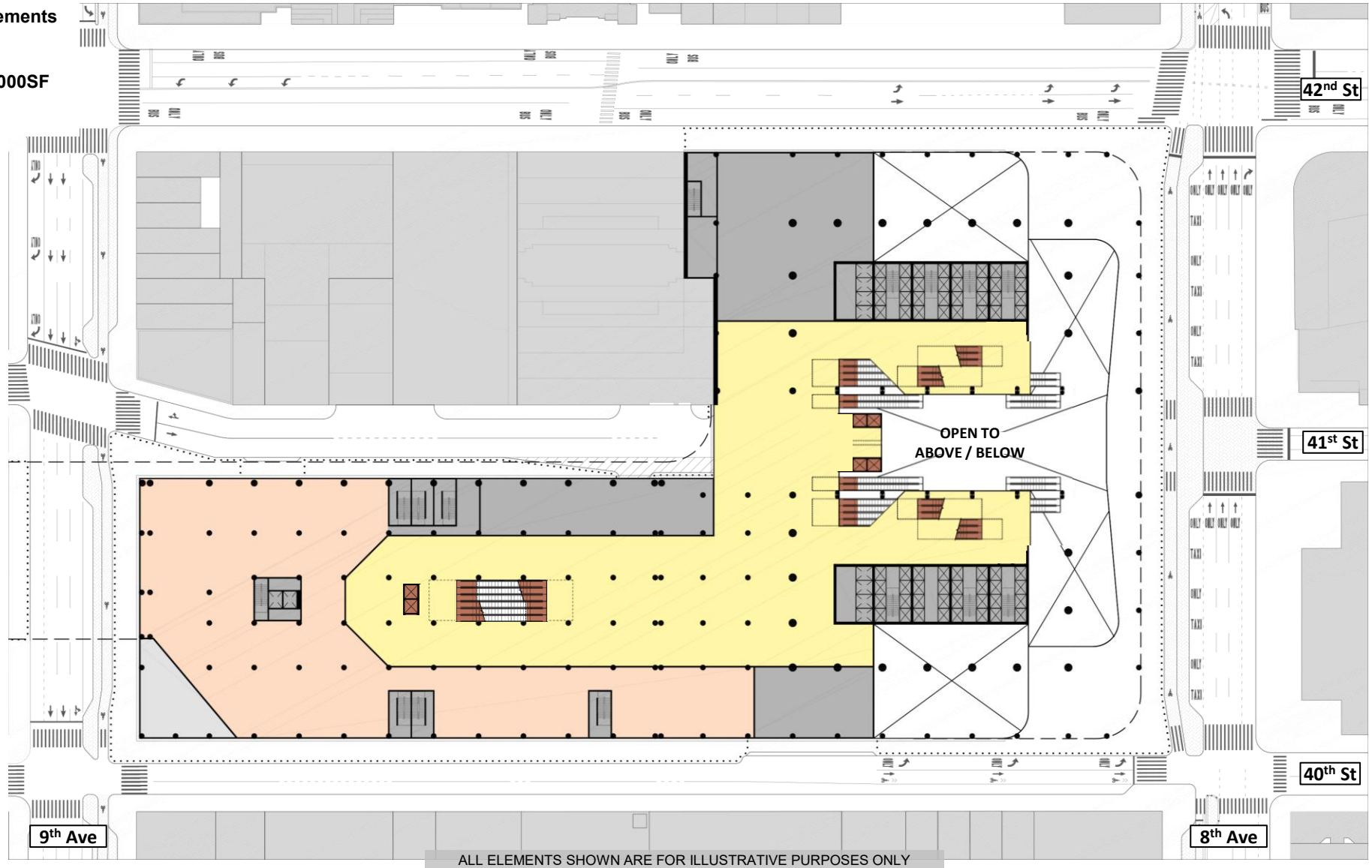
Main Terminal – Second Level

- Retail Opportunity
- Pedestrian Circulation
- Vertical Circulation Elements
- Critical Infrastructure

Second Level Retail = ~50,000SF



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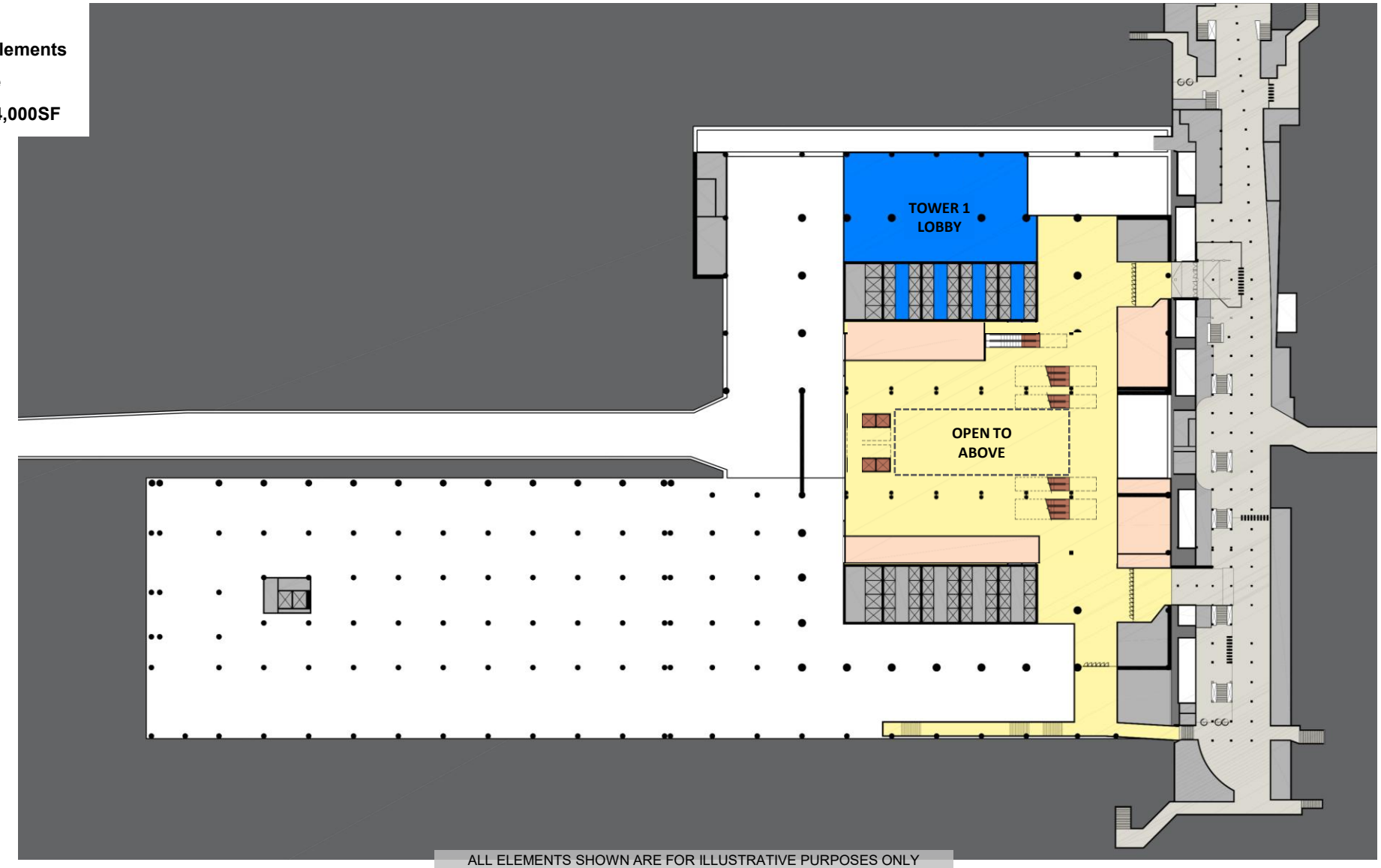
Main Terminal – Subway Level

- Retail Opportunity
- Pedestrian Circulation
- Tower Lobby
- Vertical Circulation Elements
- Critical Infrastructure

Subway Level Retail = ~14,000SF



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