

# 343 MADISON AVENUE

August 27, 2020

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Scoping Meeting  
Applicant Presentation



Boston  
Properties



KPF



Stantec

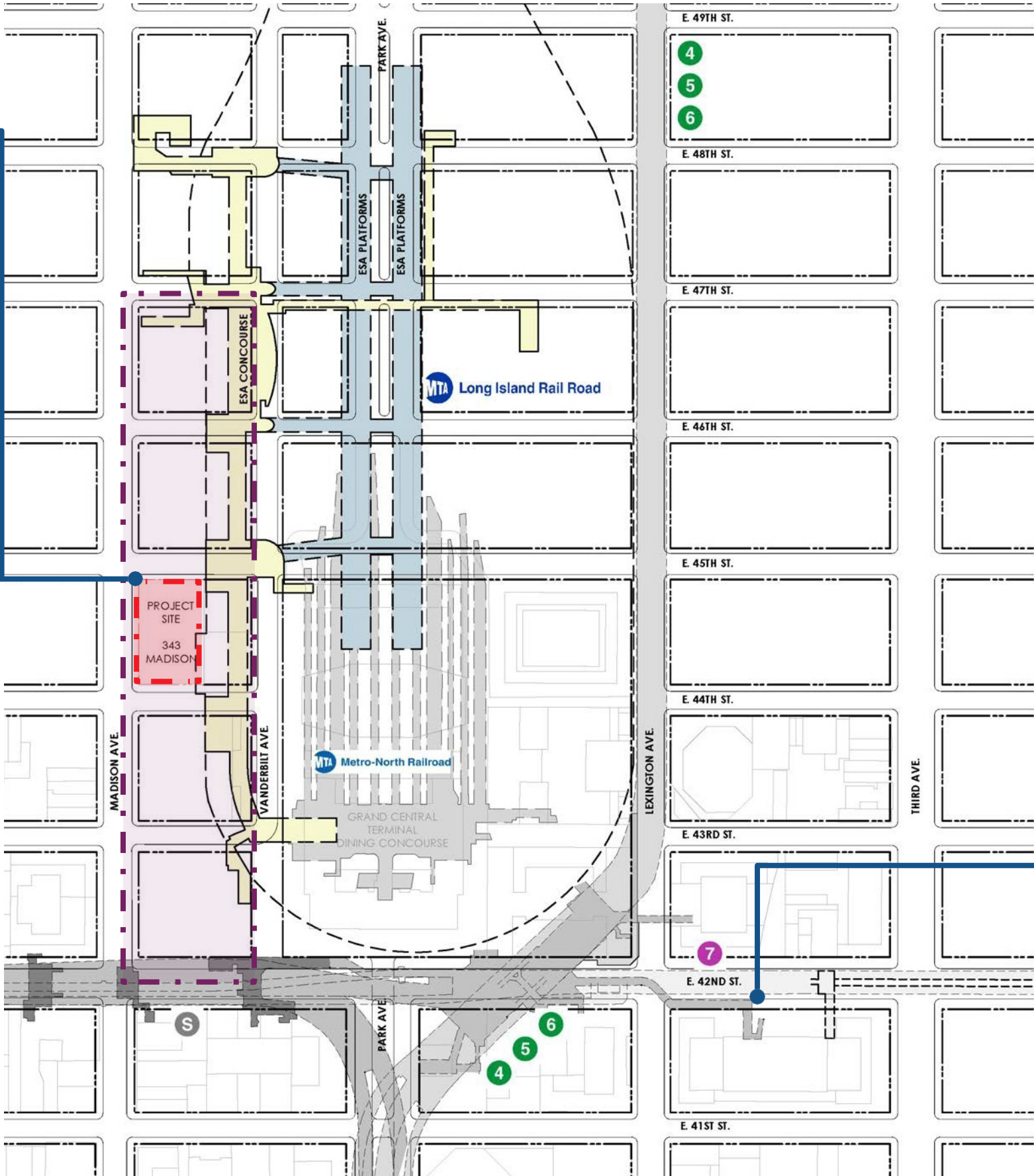


SITE LOCATION MAP



New East Side  
Access Entrance

- Double-height corner entry space
- 3 Escalators
- Staircase
- ADA elevator
- MTA back of house space with street entrance



7 Line Improvements at  
42nd Street Station

- Widen Stair PL8/PL9 (Flushing Line)
- Add 2 new platform stairs & extend transfer passageway at center core (Flushing Line)
- Widen stairs U4 & U8 (Lexington Line)

Legend

- Vanderbilt Corridor
- ESA Platforms
- ESA Concourse



## New East Side Access Entrance

- Double-height corner entry space
- Staircase
- ADA elevator
- MTA back of house space with street entrance

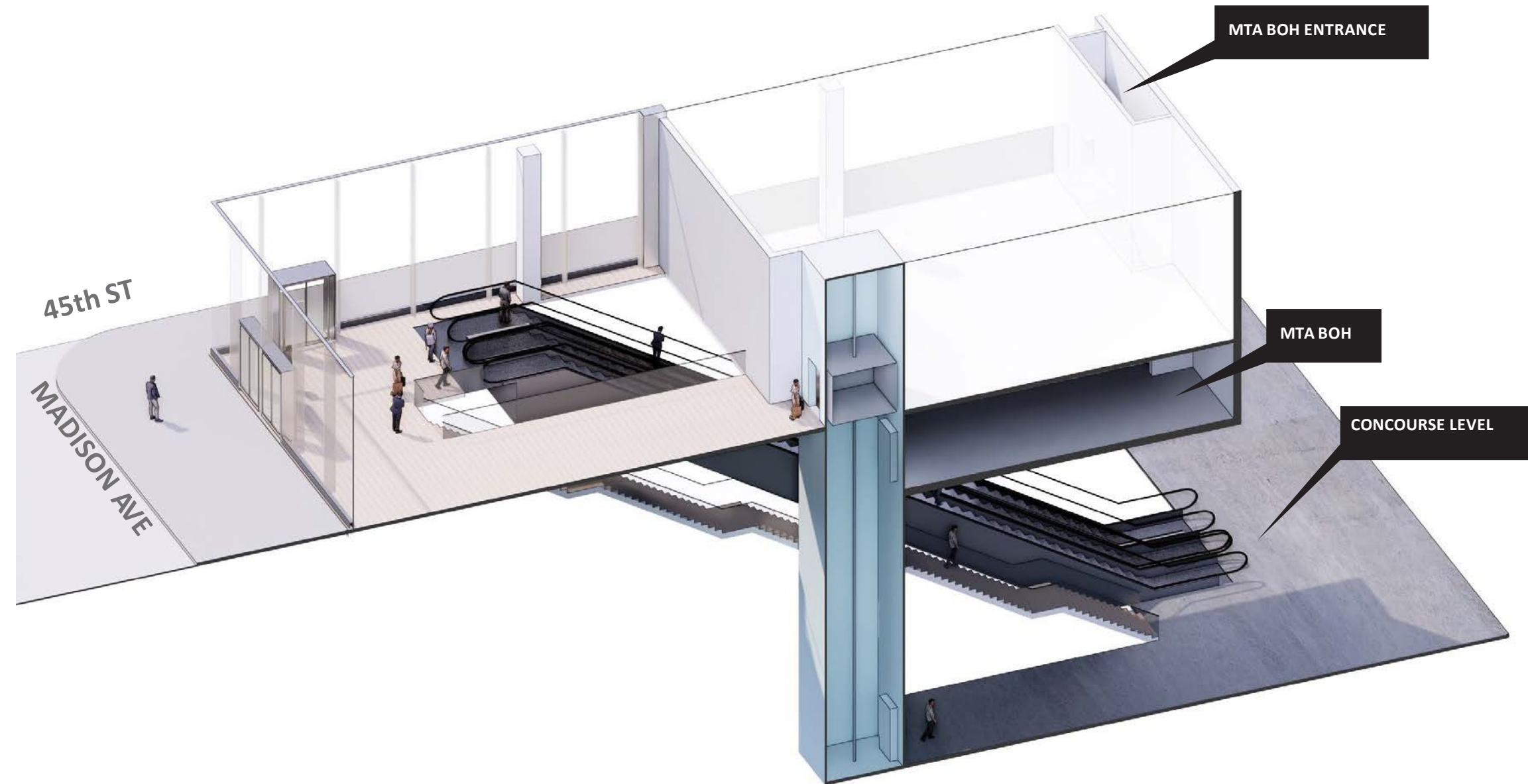
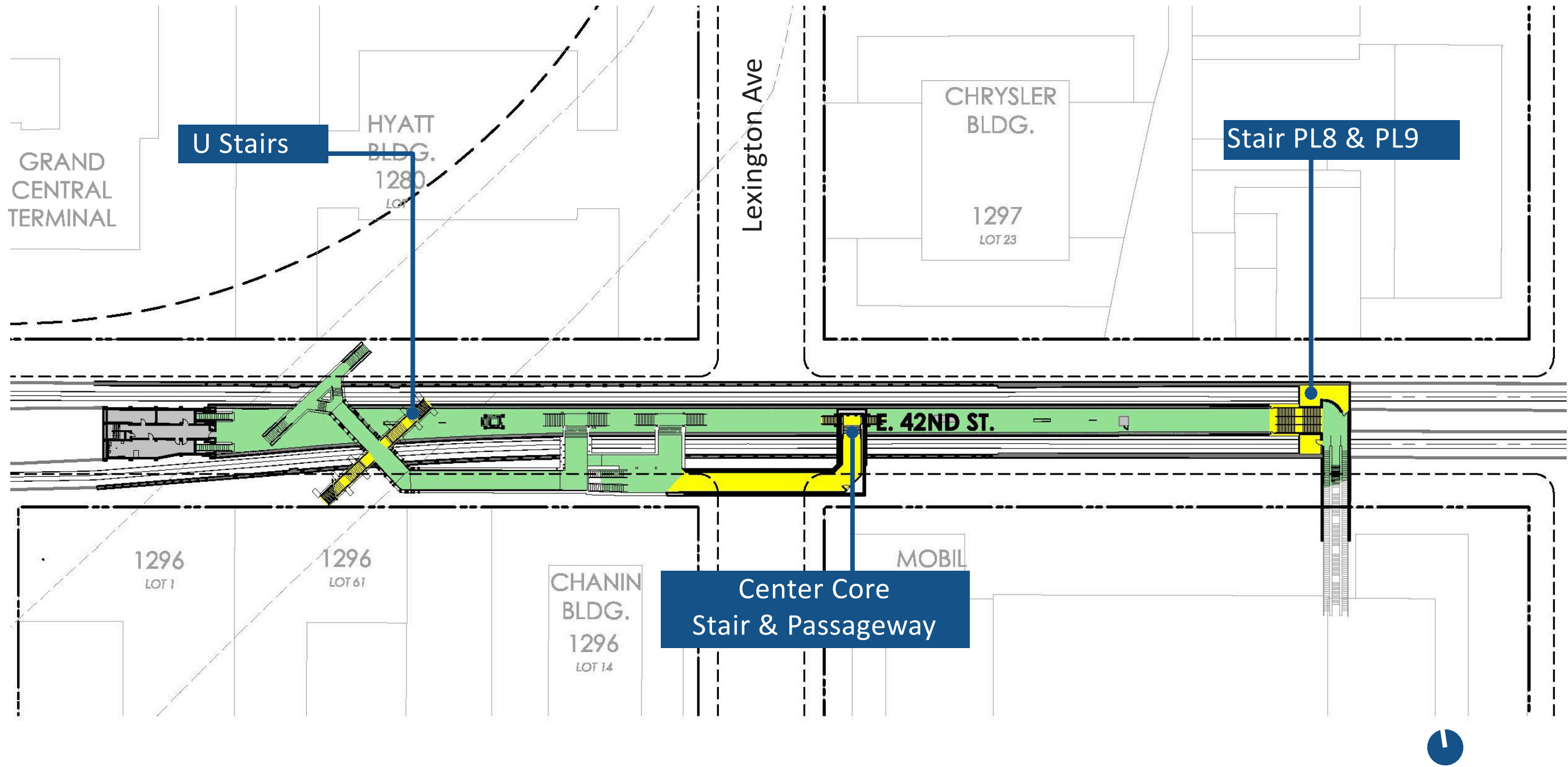


Diagram is illustrative. Design is in development and subject to change.

Adjacent building segments are not shown.

OFF-SITE IMPROVEMENTS





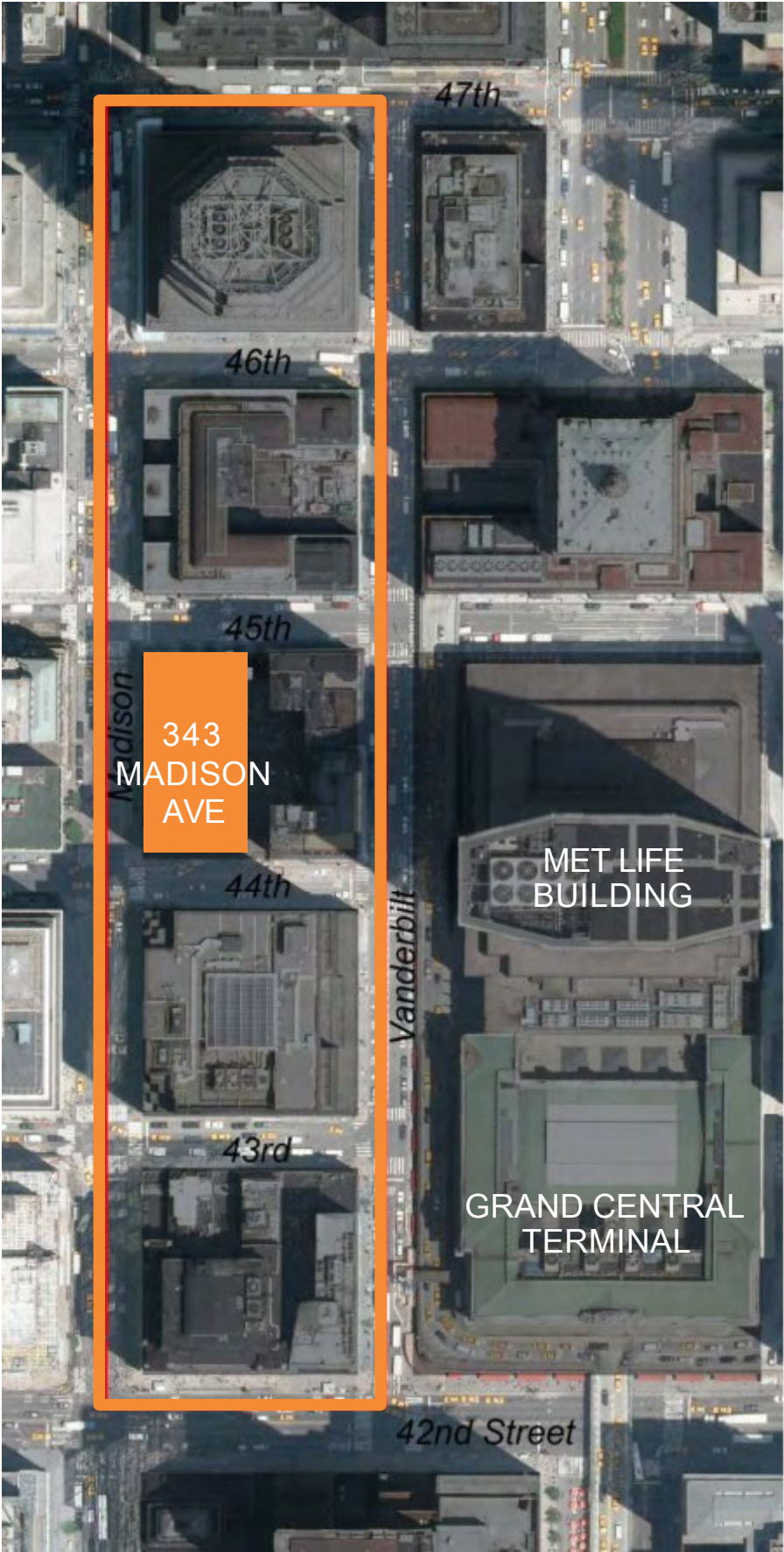
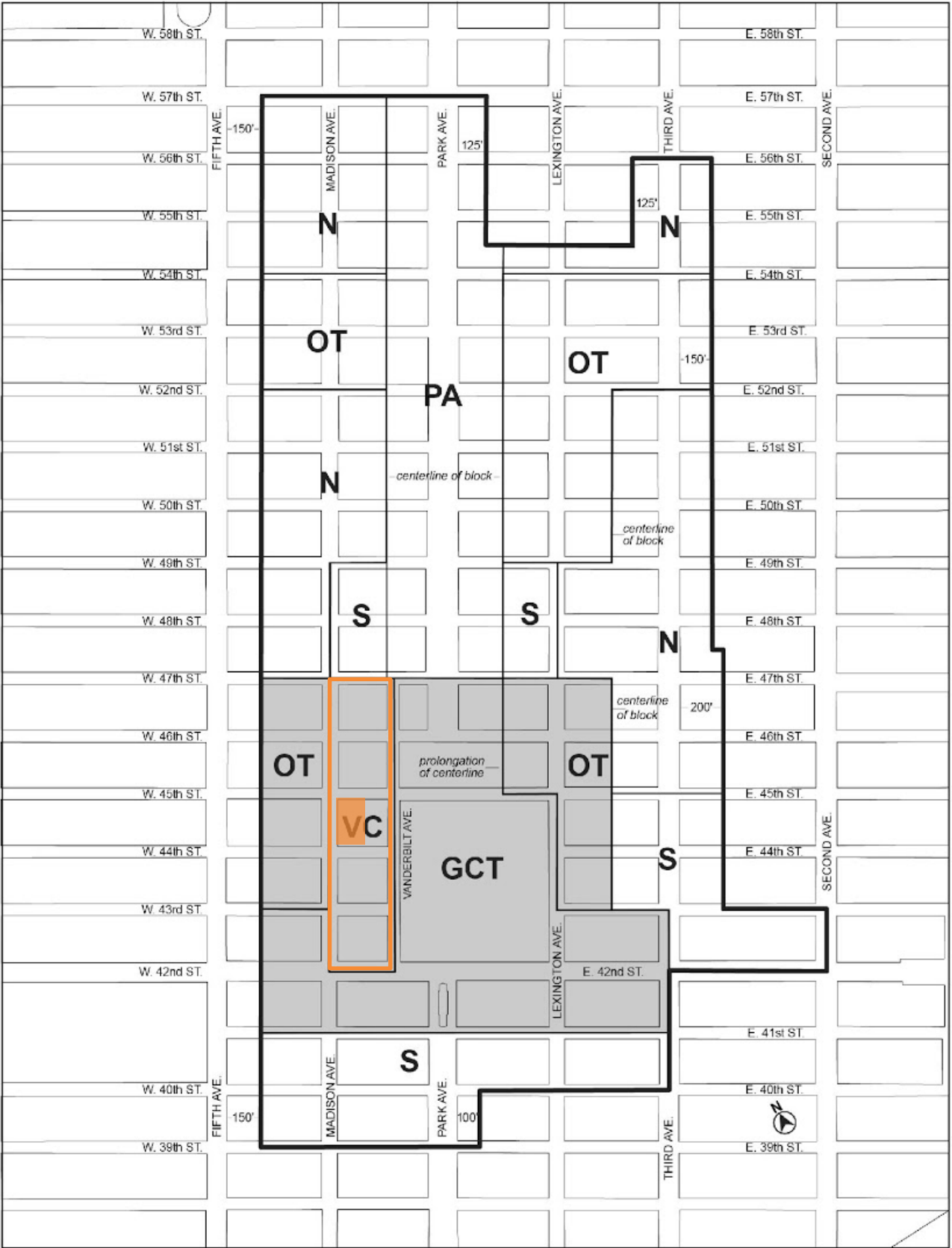
PROPOSED BUILDING



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VANDERBILT CORRIDOR



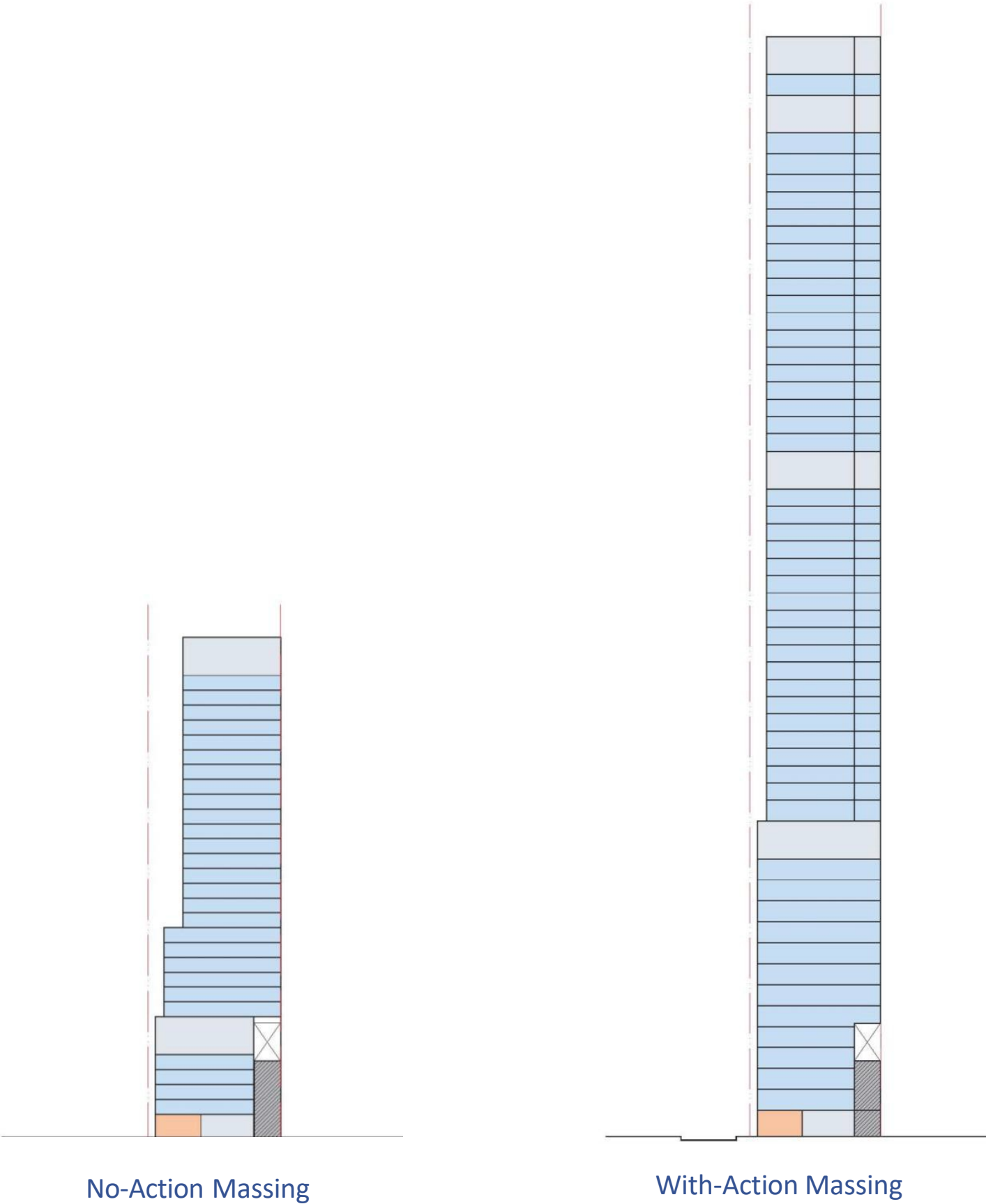
- 2026 - EIS analysis year for completion of the Proposed Project
- EIS Framework - Analyze increment between No-Action and With-Action Condition at the site
  - No Action - 15 FAR, as-of-right, mixed commercial office and retail, 30 stories/472 feet, No zoning bonus
  - With Action - 30 FAR, mixed commercial office and retail, 55 stories/1,050 feet (1,080 ft with bulkhead), Vanderbilt Corridor FAR Bonus



Analysis Framework for the EIS

|                   | No-Action | With-Action | Increment |
|-------------------|-----------|-------------|-----------|
| Use               | GSF       | GSF         | GSF       |
| Office            | 411,540   | 832,613     | 421,073   |
| Retail            | 6,144     | 5,357       | (787)     |
| Circulation Space | 3,067     | 3,067       | 0         |
| Mechanical        | 56,848    | 84,593      | 27,745    |
| Total GSF         | 477,599   | 925,630     | 448,031   |







- Details methodologies for all impact areas analyzed in the EIS
- Follows the guidelines of the CEQR Technical Manual
- Socioeconomic Conditions, Community Facilities, Natural Resources, Solid Waste and Sanitation, and Energy do not require analysis
- Details 14 technical areas for analysis



1. Land Use, Zoning & Public Policy
2. Open Space
3. Shadows
4. Historic and Cultural Resources
5. Urban Design and Visual Resources
6. Hazardous Materials
7. Water and Sewer Infrastructure
8. Transportation
9. Air Quality
10. Greenhouse Gas Emissions and Climate Change
11. Noise
12. Public Health
13. Neighborhood Character
14. Construction
15. Alternatives
16. Mitigation





THANK YOU