



## 343 Madison Avenue Foreword<sup>1</sup>

This document is the Final Environmental Impact Statement (FEIS) for the proposed 343 Madison Avenue development project (the Proposed Action). BP 347 Madison Associates, LLC, (BP) and the Metropolitan Transportation Authority (MTA) are seeking from the City Planning Commission (CPC) two Vanderbilt Corridor Subarea special permits, pursuant to Zoning Resolution § 81-633 (Grand Central public realm improvements) and 81-634 (modifications to bulk regulations and mandatory district plan elements), in order to redevelop the property located at 341-347 Madison Avenue (the Project Site). The Department of City Planning, acting as lead agency on behalf of the New York City Planning Commission (CPC), determined the Draft Environmental Impact Statement (DEIS) for the Proposed Action to be complete and issued a Notice of Completion for the DEIS on May 3, 2021.

Public notices of the DEIS public hearing were published in the City Record, the Environmental Notice Bulletin and the New York Post on August 2, 2021. CPC held a public hearing on the DEIS on August 18, 2021, which was accessible both in person and remotely. The public hearing was held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on August 18, 2021 and remotely via NYC Engage Portal in support of the City's efforts to contain the spread of COVID-19. Comments were accepted at that hearing and throughout the public comment period, which remained open through August 30, 2021.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in **Chapter 21, Response to Comments**. Written comments on the DEIS are included in a new **Appendix C**. Changes to the text from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive

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<sup>1</sup> This chapter is new to the FEIS

changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

Principal changes between the DEIS and this FEIS include:

- › The Executive Summary and **Chapter 1, Project Description**, have been updated to reflect that due to economic conditions, the start of construction could be delayed. **Chapter 1, Project Description**, has also been revised to reflect a change in the street wall height of the proposed building. In response to comments during the public review process (and following the public hearing on the DEIS) it is proposed that the maximum height of the podium or the street wall of the building would be reduced to approximately 295 feet (from approximately 321 feet).
- › Transportation. As described in **Chapter 9, Transportation**, additional information has been provided in the Existing Conditions section regarding curbside parking and loading along East 44th and East 45th Streets and Project Site Access. This chapter has also been updated with an additional With-Action With-Bollard Scenario pedestrian analysis to assess possible curbside bollards (for security purposes) implemented along the Project Site's three street frontages.
- › Construction Analysis. As described in **Chapter 15, Construction**, the construction transportation section has been revised to reflect coordination with the New York City Department of Transportation Office of Construction Mitigation and Coordination (NYC DOT OCMC). This chapter has also been revised to include an assessment of the potential cumulative construction impacts in transportation, air quality, and noise from the construction of the Proposed Project and the 175 Park Avenue project.
- › Mitigation. **Chapter 16, Mitigation**, has been revised to incorporate modifications to the transit mitigation measures identified in the DEIS.
- › Unavoidable Adverse Impacts. **Chapter 14, Unavoidable Adverse Impacts**, has been revised to reflect the revisions made to **Chapter 11, Mitigation**.
- › Appendix C has been created to include the comments received during the public comment period for the DEIS.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining and ~~striketroughs~~ in this FEIS. No underlining is used for the **Foreword** or **Chapter 21, Response to Comments**, both of which are entirely new.