

## Foreword

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This document is the Final Environmental Impact Statement (FEIS) for the proposed Vanderbilt Corridor and One Vanderbilt development. The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), issued a Notice of Completion for the Draft Environmental Impact Statement (DEIS) on October 17, 2014. CPC held a duly noticed public hearing on the DEIS on February 4, 2015, at the George Gustav Heye Center, National Museum of the American Indian, Alexander Hamilton U.S. Custom House, One Bowling Green in Manhattan. Public comments were accepted at that hearing and throughout the comment period, which remained open until February 17, 2015.

This FEIS addresses all substantive comments made on the DEIS during the public hearing and subsequent comment period. Those comments are summarized and responded to in Chapter 23, “Responses to Comments on the DEIS.” Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition to Chapter 23, the principal changes between the DEIS and FEIS include the following:

- In Chapter 1, “Project Description,” text has been added regarding commitments made by 317 Madison to Manhattan Borough President Gale A. Brewer in a letter dated January 28, 2015 that will be included in the Restrictive Declaration. Text has also been added describing the modified special permit application (ULURP No. 150130(A) ZSM) filed in January to modify the ground floor of the proposed One Vanderbilt development. In addition, references to the maximum heights of the One Vanderbilt development as measured to the top of the building and to the top of the spire have been updated to reflect the heights shown in the ULURP application materials. The maximum height to the top of the building was revised from 1,396 feet to 1,414 feet, and the maximum height to the top of the spire was revised from 1,496 feet to 1,514 feet. Analyses (such as those in Chapter 5, “Shadows,” and Chapter 7, “Urban Design and Visual Resources”) have been revised in relevant chapters to reflect the updated heights.
- A number of additional No-Action projects were identified after the DEIS was completed, and these have been incorporated into the analyses presented in Chapter 2, “Land Use, Zoning and Public Policy,” Chapter 4, “Open Space,” and Chapter 10, “Transportation.”
- In Chapter 6, “Historic and Cultural Resources,” text has been added to indicate that 317 Madison will investigate the feasibility of salvaging decorative façade features of the Vanderbilt Avenue Building for public display, as committed to Manhattan Borough President Gale Brewer in the letter dated January 28, 2015.
- A discussion has been added to Chapter 8, “Hazardous Materials” concerning a supplemental site investigation performed in November 2014 in accordance with a Scope of Work, which was approved by the New York City Department of Environmental Protection.
- Chapter 10, “Transportation” has been revised to reflect information that became available after the issuance of the DEIS and to consider several additional No-Action projects that were recently identified. With these revisions, one fewer impacted movement at one

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intersection during one time period was identified. Because the DEIS identified impacts for other movements during other time periods at that intersection, the revisions did not result in an increase or change in the number of impacted intersections.

- Chapter 11, “Air Quality” has been revised to reflect the United States Environmental Protection Agency’s proposed change in the 2008 ozone National Ambient Air Quality Standard; changes to the traffic analysis; and the increased size of the potential cogeneration plant in the proposed One Vanderbilt development.
- Chapter 12, “Greenhouse Gas Emissions” has been revised to reflect the increased size of the potential cogeneration plant, as well as a revised emission factor based on the Inventory of New York City Greenhouse Gas Emissions, 2014, Appendix I.
- Chapter 13, “Noise” has been revised to reflect changes to the traffic analysis.
- Since the publication of the DEIS, the anticipated construction schedule for the proposed One Vanderbilt development has been revised. Under the revised schedule, construction would begin and end two months later than originally described in the DEIS. The revised schedule would not affect the build year of 2021. Chapter 16, “Construction” has been updated to reflect the revised schedule.
- An additional alternative, the Modified Ground Floor Alternative, has been added to Chapter 17, “Alternatives to the Proposed Actions.” In response to recommendations made during the public review process with respect to the planning of the One Vanderbilt development’s ground floor along East 42nd Street, 317 Madison submitted a modified special permit application (ULURP No. 150130(A) ZSM) that would allow for relocation of a proposed entrance space to the rooftop observation deck and provide a revolving door on the interior of the building between the transit hall and the office lobby on the east side of the building. The modified application requires a waiver of mandatory district plan elements (i.e., Section 81-42 of the Zoning Resolution, Retail Continuity along Designated Streets). The modified special permit application was considered in a Technical Memorandum published January 16, 2015.
- Based on recent development projections by the Metropolitan Transportation Authority (MTA), Chapter 19, “Conceptual Analysis” has been revised to consider the potential that the MTA-owned portion of Block 1279 could be developed by 2021 which is earlier than 2033 as was assumed for development of the other likely development sites in the Vanderbilt Corridor.
- Review of traffic and pedestrian analyses and further evaluation of proposed mitigation measures led to changes to Chapter 18, “Mitigation” and Chapter 20, “Unavoidable Adverse Impacts.”

Text changed or added to the FEIS is indicated by double-underlining. However, underlining is not used in this Foreword or in Chapter 23, “Responses to Comments on the DEIS,” because they are presented for the first time in this FEIS. \*