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January 21, 2022

**TESTIMONY TO THE CITY COUNCIL REGARDING 415 MADISON AVE, CEQR
#21DCP178M**

To the members of the Subcommittee on Zoning and Franchises, the New York Building Congress hereby submits testimony in support of 415 Madison Ave.

The Building Congress has, for 100 years, advocated for investment in infrastructure, pursued job creation and promoted preservation and growth in the New York City area. Our association is made up of over 525 organizations comprised of more than 250,000 skilled professionals and tradespeople. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its constituents.

We believe 415 Madison Avenue is a tremendous investment in New York at this moment in history. Redeveloping the site will support the city's recovery and get the economy moving after the COVID-19 pandemic, upgrade transit infrastructure in the MTA network and provide millions of dollars in financial support to East Midtown Public Realm Improvement Fund as well as the capital needs of St. Bartholomew's Church as part of an air-rights transfer.

415 Madison Avenue will replace an outdated structure in the Grand Central district with a new, Class-A, state-of-the-art tower that will attract and retain world-class companies to New York. The design also responds to Grand Central's role as a catalyst for density following the East Midtown Rezoning and adds to the modernization of the Vanderbilt Corridor. Given its density, it will also be an economic generator for nearby small businesses, food establishments and cultural institutions. While the redevelopment continues to unfold, we look forward to seeing the jobs it will support in the building industry and the multiplier effect it will have on the economies of the city and state.

This project will also promote significant private investment in public infrastructure, including connections to public transit and a new, 2,400 square foot public plaza. Redeveloping 415 Madison Avenue with the proposed zoning changes will enhance connectivity and safety for Long Island Rail Road (LIRR) passengers as part of East Side Access (ESA). The site is situated at the northern-most ESA entrance along 48th Street, which will include a 20,000 square foot concourse for LIRR, improved pedestrian circulation by doubling the width of the sidewalk and support the needs of commuters and nearby workers with a new seating area and retail at the street-level.

In closing, the Building Congress proudly supports this project, and we urge you to approve their application – a key significant step in the reimagining of East Midtown.

Thank you,
Charlie Samboy
Director, Government Affairs
New York Building Congress