GRAND CENTRAL DEPOT

• Grand Central Depot brought the trains of the New York Central and Hudson River Railroad, the New York and Harlem Railroad, and the New York and New Haven Railroad together in one large station for the first time.

• Strategically located by Commodore Cornelius Vanderbilt in what would become mid-town Manhattan.

• However, its grade level tracks created chronic problems of noise, pollution, and accidents -- and precluded critical expansion needs.

• Shortly after its completion in 1871, its success had already made it obsolete -- unable to handle the ever-growing numbers of trains and passengers in a new and growing city.
GRAND CENTRAL TERMINAL - DEVELOPMENT

- Grand Central Terminal (GCT) in design and construction stages from 1903 to 1913
- Built for all electric train operations, which could now be accommodated on two levels.
- 48 acres of midtown Manhattan excavated.
- Areas dug as deep as 12 stories below street level.
- Reigned as one of the largest construction projects in the world.

LEVERAGED AIR-RIGHTS PLAN

- Chief Engineer Wilgus created an underground, multi-level empire beneath the Terminal. He coined the term “taking wealth from the air”.
- These leveraged air rights financed the $80 million to build GCT.
GRAND CENTRAL TERMINAL

Concurrent with the opening of the new Terminal, an entire development around the building began to take shape.

Hotels such as the Commodore and Biltmore, provided direct access and lodging for arriving NY Central Railroad passengers.
GCT DEVELOPMENT AREA

- Development zone includes major buildings today, such as: The Waldorf Astoria, The Grand Hyatt, The Roosevelt Hotel, J.P. Morgan/Chase Headquarters, Grand Central U.S. Post Office and the Met Life (Pan Am) Building.
A VISIONARY INTERMODAL TERMINAL

• Grand Central makes intermodality grand.
• Serves 750,000 people daily, coming from Metro-North trains, 7 subway lines, 31 commuter bus routes, 15 city bus routes, buses from all airports, two million taxis per year and by foot.
• GCT’s subway station (Grand Central Station) alone is the busiest stop in the entire NYC subway system with more than 147,000 passengers daily.
NY Central Passenger numbers hit all-time high of 100,000 trips per day during the 1940’s.

Grand Central Terminal became critical to the nation during World War II.

Millions of troops movements to/from army bases, departure points to battlefronts and hospitals, etc.

War material movements of food and medical supplies to hospitals and departure points.

GRAND CENTRAL TERMINAL
Record Peak Operations

GCT AT PEAK OPERATION

- NY Central Passenger numbers hit all-time high of 100,000 trips per day during the 1940’s.
- Grand Central Terminal became critical to the nation during World War II.
- Millions of troops movements to/from army bases, departure points to battlefronts and hospitals, etc.
- War material movements of food and medical supplies to hospitals and departure points.
SAVING A LANDMARK

• In the 1950-1960’s, GCT and its intermodal superiority entered a dark period.
• Federally subsidized airports and interstate highway systems decreased passenger and freight demand for rail service dramatically.
• GCT and the NY Central and Pennsylvania Railroads, fell into disrepair. The famed Railroads merged to keep afloat.
• Newly formed Penn Central Railroad fell into bankruptcy on the heels of an ill-conceived 1967 overbuild development plan for GCT.
• Jacqueline Kennedy Onassis fought to save GCT and the Supreme Court helped make it the first landmarked building.
• Though saved, GCT had been neglected, it was dark, dirty, ugly and ensconced with the homeless of the City.
METRO-NORTH COMMANDS RAILROAD

- Metro-North Railroad was created and took over operation of GCT in 1983.
- 3 Lines: Hudson, Harlem and New Haven.
- Covering more than 400 route miles and serving more than 121 train stations.
- 5 Counties in New York State: Manhattan, Bronx, Westchester, Putnam and Dutchess
- 2 Counties in Connecticut: Fairfield and New Haven
- Efforts brought the previous 70% on-time-performance to 98% in 2012.
- Ridership grew from 45 million per year to 82 million, exceeding World War II records.
- Infrastructure was rebuilt with new signals, power generation, track upgrades, and train equipment.
- Today operating 667 trains a day
- Currently at height of a.m. peak, trains arrive on 46 track platforms in GCT every 58 seconds.
MTA METRO-NORTH PLANS TO REVITALIZE THE TERMINAL

- MTA partnered with LaSalle Partners and Williams Jackson Ewing, to implement a comprehensive Terminal and Retail Revitalization Plan for GCT’s re-birth.
- Construction began with the restoration of the Main Concourse Sky Ceiling.
- Nearly half a billion dollars dedicated to its renovation.
- The revitalization culminated with a Rededication on October 1, 1998, marking the beginning of a new chapter for GCT.
- Restored railroad supremacy with more trains, passengers and on-time performance.
- Reverse, intermediate and discretionary ridership created the largest regional railroad in the nation.
Grand Central Terminal
Revitalized Retail

Grand Central Market

Before

After

Lexington Passage

Before

After
NEW RETAIL ENHANCEMENTS

• Metro-North works with Jones Lang LaSalle to “re-merchandise” Grand Central Terminal.
• Creates 103 successful retail stores and restaurants.
• Retail reflects GCT brand -- iconic as the Apple Store and as unique as the Olive Oil Company.
• Now one of the most successful shopping centers, per square foot, in the nation.
• Approximately $30 million gross, and $20 million in net revenue per year.
• Rents range from $300 to $900 sq. ft. per year.
GRAND CENTRAL TOURIST SUCCESS

- Grand Central is now the second most visited site in NYC, next to Times Square.
- It’s the Central site for hundreds of tours, including GCT’s own highly successful audio tours.
- A magnet for motion picture, television, news, print and commercial shoots.
GRAND CENTRAL CENTENNIAL

- On February 1, 2013, Grand Central will celebrate its 100th year, as one of the world’s greatest rail terminals.
- Upcoming Centennial to celebrate GCT’s famed past, present glory, and exciting future.
- Centennial committees, consisting of public officials, business owners and celebrities, including: Caroline Kennedy, Spike Lee, Jessye Norman and Mayor Michael Bloomberg.
- Events to include: Public performances and festivities; an interactive, multimedia exhibit by the New York Transit Museum; and a weekend celebrating trains and transportation, the core of Grand Central’s iconic history.

February 1, 2013
**EAST SIDE ACCESS**

- The East Side Access project will connect the Long Island Rail Road to a new terminal beneath GCT.
- Tunnels are being excavating approximately 120 ft. below street level.
- $8.24 Billion Project.
- New 8 Track LIRR Terminal at GCT with 22,000 sq. ft. of new retail space.
- 46 escalators (deepest ever—reaching 9 stories) and 13 elevators.
- 160,000 new passengers will join with GCT’s daily 750,000.
THE NEXT 100 YEARS

• Grand Central’s 70-block business district to grow both higher & larger.
• Plans for a new, greater, grander central business district rivaling London and Tokyo.
• Transfer/sale of original air-rights over GCT to new buildings underway.
• A re-invented metropolis, served by the mighty, reinvented GCT.

Pershing Square

Vanderbilt Avenue conversion to street plaza planned
**METRO-NORTH’S LEADERSHIP ROLE ON TOD**

- Lead and promote TOD.
- Provide vision, master planning & process facilitation.
- Leverage MTA assets and market opportunities.
- Dedicate resources and encourage inter-governmental collaboration.
- Support local land use decision-making & training.
- Create system-wide blueprint for TOD.
- Encourage TOD supportive zoning.
**Yonkers**

**Completed**
- MTA $40M capital renewal of station
- 560 new residential units & commercial space
- 70% of residents take Metro-North into NYC
- Ridership up 40% since TOD completed

**New Rochelle**

**Completed**
- Over 1,000 new residential units & commercial space
- Ridership up 24% post TOD
- Main Street Core
- Downtown Master Plan

**Tarrytown**

**Under Construction**
- 355 new residential units planned and 100,000 sq. feet of commercial space
- Completed MTA capital renewal of station
HARRISON TOD
Vision for a Revitalized Downtown

Future

Richard Henry Behr Architect P.C.

Existing
Recipient of Honor Award for Downtown Revitalization from American Institute of Architects
GRAND CENTRAL.
ONE HUNDRED YEARS IN THE MAKING.

GRAND CENTRAL
100 YEARS

MTA Metro-North Railroad