

**FINDING OF NO SIGNIFICANT IMPACT AND
DETERMINATION OF NON-SIGNIFICANCE**

**PROPOSED MODIFICATIONS TO WORLD TRADE CENTER
MEMORIAL AND CULTURAL PROGRAM GENERAL PROJECT PLAN AND
WORLD TRADE CENTER MEMORIAL AND REDEVELOPMENT PLAN**

Project No.: HUD CDBG B-02-DW-36-0001 and HUD CDBG B-02-DW-36-0001 (World Trade Center Memorial and Cultural Program)

Date: November 17, 2021

This determination is issued pursuant to the National Environmental Policy Act of 1969 (NEPA) and the New York State Environmental Quality Review Act (SEQRA) and their respective implementing regulations.

The Lower Manhattan Development Corporation (LMDC), a subsidiary of the New York State Urban Development Corporation d/b/a Empire State Development (ESD) (a political subdivision and public benefit corporation of the State of New York), as lead agency, in cooperation with ESD, the United States Department of Housing and Urban Development (HUD) and the Port Authority of New York and New Jersey (Port Authority), has determined that the proposed modifications to World Trade Center Memorial and Cultural Program General Project Plan and World Trade Center Memorial and Redevelopment Plan (Proposed Amendment) will not, either individually or cumulatively, have a significant impact on the quality of the human environment or a significant adverse environmental impact not already analyzed and disclosed in the Final Generic Environmental Impact Statement (FGEIS) for the WTC Memorial and Redevelopment Plan (Approved Plan) released in April 2004 and the Record of Decision (ROD) published in June 2004. Therefore, a supplemental environmental impact statement will not be undertaken under NEPA or SEQRA.

Name of Action: Proposed Modifications to World Trade Center Memorial and Cultural Program General Project Plan and World Trade Center Memorial and Redevelopment Plan

SEQRA Status: The Approved Plan is a Type I Action

Conditioned Negative Declaration: No

Description of Action:

In April 2004, LMDC, acting as lead agency under NEPA and SEQRA prepared, in cooperation with HUD and the Port Authority, the FGEIS for the World Trade Center (WTC) Memorial and Redevelopment Plan. In June 2004, LMDC adopted its ROD for that Plan and affirmed the General Project Plan (GPP) for LMDC's WTC Memorial and Cultural Program. Implementation of the WTC Memorial and Redevelopment Plan began with a formal groundbreaking for the new 1 World Trade Center (Tower 1) on July 4, 2004. Since that time, there have been a number of

adjustments, refinements, and amendments made to the Redevelopment Plan and the GPP, as described below. The current Redevelopment Plan and GPP with such adjustments, refinements, and amendments are referred to as the Approved Plan and the GPP, respectively.

The Approved Plan provides that a tower consisting of commercial office space and retail (Tower 5) would occupy the development site bounded by Washington Street, Albany Street, Greenwich Street, and Liberty Park (the Development Site). The larger project site (Project Site), on which the Development Site is located, was formerly the Southern Site added to the WTC Site in 2003-2004.

The Proposed Amendment would modify the General Project Plan to expand the uses permitted in Tower 5 by also allowing residential use and community facilities, and contemplates transfer of the Development Site to ESD for long-term lease to a proposed developer of Tower 5.

Location:

Located in Lower Manhattan, the World Trade Center campus was expanded in 2004 pursuant to the World Trade Center Act to include the Southern Site south of Liberty Street (the WTC Site). The original WTC campus is bounded by Route 9A and Vesey, Church, and Liberty Streets. The Southern Site is immediately to the south, generally bounded by Liberty, Greenwich, Albany, Washington and Cedar Streets and Route 9A. The Southern Site includes those properties formerly known as 130 Liberty Street, 140 Liberty Street, and 155 Cedar Street. Also included in the Southern Site are Washington Street from the southern side of Cedar Street to the southern side of Liberty Street; Greenwich Street from the southern side of Liberty Street to the southern side of Cedar Street; and Cedar Street from the eastern side of Route 9A to the eastern side of Washington Street (including certain subsurface areas extending 50'5" south of Cedar Street).

Reasons Supporting This Finding And Determination:

An EA for the Proposed Amendment has been prepared by LMDC, as lead agency, in cooperation with ESD, HUD and the Port Authority.

The EA considers the environmental effects of the Proposed Amendment with respect to the findings presented in the ROD for the Approved Plan.

Potential impacts during the construction and operational phase of the project were analyzed in the following areas: land use, urban design, historic resources, open space, shadows, community facilities; socioeconomic conditions, neighborhood character, hazardous materials, water and sewer infrastructure and solid waste services, transportation, air quality, climate change, noise, coastal zone, natural resources, environmental justice, public health, construction and cumulative impacts. The Proposed Amendment would have no potential to affect conclusions and analysis of the FGEIS and ROD during the construction or operational phase.

Based on the EA, LMDC has determined that the Proposed Amendment will not, either individually or cumulatively, have a significant impact on the quality of the human environment or a significant adverse environmental impact not already analyzed and disclosed in the FGEIS

for the Approved Plan. A full statement of the reasons supporting this determination is set forth in the EA.

For Further Information:

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