

**Lower Manhattan Development Corporation  
General Advisory Council Meeting  
Thursday, July 18th  
2:30 p.m. to 3:30 p.m.  
LMDC Offices – 20<sup>th</sup> floor**

Chairman Whitehead began the meeting by discussing the release of the six concept plans for the World Trade Center site and adjacent areas. Chairman Whitehead emphasized the concept plans are a starting point for discussion. To reach this point in the process, the LMDC consulted with all of its Advisory Councils, which are comprised of a representation of stakeholders in Lower Manhattan, and many, many others. The memorial is the primary focus of all of the concept plans. From the public input process that begins this week, the LMDC will refine these concept plans to three in the fall. The public's favorite ideas will survive, the least favorite will not. No decisions regarding what should exist on the site have been made thus far.

The Chairman discussed Listening to the City and the great interest it has generated. At this time, over 5,000 people have registered for the event. Federal Hall, a place of great historical significance in our country as the site of George Washington's inauguration and the first Capitol building, when New York City was the capitol of the U.S., will house the six concept plans and allow the public to comment on them.

The memorial process will also proceed – nothing can happen above ground until the below ground work is done. An architect or designer must be chosen, and this will likely be an international competition that will require a panel of judges, which must be chosen.

The Chairman then introduced Frank Lombardi from the Port Authority of New York and New Jersey (PANYNJ) to make remarks. Mr. Lombardi discussed the site and said that the most important thing is to pay tribute to the victims, the rescuers, and the victims of the 1993 bombing. Also important is the necessity to restore the economy of Lower Manhattan. The announcement of the concept plans is the beginning of a spirited public dialogue about the site. Mr. Lombardi would like to address some of the questions that have arisen over the last two days with respect to why the concept plans included so much commercial and retail space. He explained the issued of the 99-year lease with Silverstein and that the PANYNJ must recognize the requirements for the site.

Bob Davidson from the PANYNJ was introduced to discuss transportation. The six concept plans all provide for a proposed Intermodal Transportation as a focal point. This underground station would link all of the transportation lines and allow riders to move up and down from other zones in the transportation center. The concept plans as they exist are very flexible in terms of how people would move up to the street level.

Manhattan Borough President Virginia Fields asked who would pay for this proposed Intermodal center. Bob Davidson explained that this could be funded as part of the PANYNJ package from Washington as part of the transportation needs.

Alissa Batson, representing City Council Speaker Gifford Miller, asked how ferry service and the 2<sup>nd</sup> Avenue subway might link to this center. Bob Davidson explained that nothing in the current plans would preclude this from happening. The 2<sup>nd</sup> level of Winter Garden could serve as a seamless connection from the ferry service, and they could extend the link further east if necessary. Alex Garvin pointed out that the 2<sup>nd</sup> Avenue subway is to go to Water Street, so the connection would have to extend further east.

Alex Garvin then presented the six concept plans. He discussed first the similarities of the plans in terms of all six having memorial space, intermodel transportation, and housing. The feasibility for residential housing may be possible through conversions of commercial buildings to residential buildings. All concept plans sought to make the area better connected with variations on how to approach West Street. The approach to West Street varies from burying it underground, to keeping it above ground. Alex Garvin then reviewed the acreage of each plan in terms of the open space, and the total acreage. He said that the Memorial Park and the Memorial Promenade concept plans both allow for additional smaller parks outside of the main open space element. These options will allow for the greenmarket to exist as it once did at the plaza. The Memorial Promenade option echoes the footprints of the towers on slightly different locations. He then encouraged meeting attendees to view the concept plans in more detail on the web site and the books that they were given.

Alex Garvin then reviewed the skyline elements of each concept plan, and a question was asked about the civic and cultural buildings. Space for a new St. Nicholas Church is included in each concept plan. Mr. Garvin also mentioned that there would opportunities for cultural organizations to be located at the base of the commercial buildings and possibly in the proposed intermodel transportation center.

A question was asked about the ability to change the elements of the commercial component depending on the market demand, and what will happen if the results of Listening to the City indicate that the public wants to change the commercial component. The Chairman stated that Lower Manhattan will not develop successfully unless there are

jobs downtown. The need for office space does exist, and he discussed Rockefeller Center as a model of commercial space in an area of the City that is well known.

A representative from City Council Speaker Gifford Miller's office asked if the PANYNJ is exploring provisions in the lease that would allow for less commercial space. Frank Lombardi of PANYNJ said that Silverstein has the right to rebuild on the site. Westfield also has a vested interest in rebuilding because prior to September 11<sup>th</sup>, the World Trade Center retail was the third largest grossing mall in the country.

A representative from Representative Jerry Nadler's office asked for detail on how housing relates to the site. Alex Garvin discussed the issue of PANYNJ not being able to build housing on the site itself, therefore the concept plans call for conversions as a way to address the residential component. A follow-up question was asked regarding what the LMDC's role will be in promoting affordable housing. Chairman Whitehead stated that there are opportunities to explore this in more detail in terms of creating a true "walk to work" community. Battery Park City is planning to construct another tower, and four additional properties within a few blocks of the site are in the process of converting commercial space to residential. New residential units will be created in the future to meet the demand and the LMDC will explore housing opportunities for all income levels.

A request was made to explain in more detail the process of refining the six concept plans to three. Alex Garvin stated that the next three concept plans will be a combination of elements from the six, and that there is still more technical work to be done before the next phase.

Chairman Whitehead then introduced Amy Peterson of LMDC to discuss the Residential Grant Program. Amy gave a brief overview of the program, which was approved by the Department of Housing and Urban Development (HUD) on June 7, 2002. She described the zones and eligibility, and gave the information about the hotline that is currently taking calls. She discussed the organizations that were hired to administer the program and what their responsibilities will be.

A participant discussed receiving calls from constituents regarding unscrupulous landlords trying to take advantage of the program for their own benefit. Amy discussed the rent restrictions put in place and said that she has been working with the Real Estate Board and landlords to alleviate these instances. She encouraged representatives from the elected officials' offices to contact her if they receive information about a landlord being unscrupulous.

Another participant asked if the payments will be retroactive, and Amy explained the instances where they will be.

Chairman Whitehead thanked the attendees and closed the meeting.