

**WORLD TRADE CENTER MEMORIAL AND REDEVELOPMENT PLAN
IN THE BOROUGH OF MANHATTAN, NEW YORK COUNTY, NEW YORK
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT
PREPARED PURSUANT TO:**

National Environmental Policy Act of 1969 (NEPA); Executive Order 11988 (Floodplain Management); Executive Order 12898 (Environmental Justice); and all applicable laws, regulations, orders, and guidelines by the Lower Manhattan Development Corporation (LMDC), a subsidiary of the Empire State Development Corporation (a political subdivision and public benefit corporation of the State of New York), in cooperation with the United States Department of Housing and Urban Development (HUD) and the Port Authority of New York and New Jersey (Port Authority).

ABSTRACT

LMDC, as lead agency, in cooperation with HUD and the Port Authority, has completed a Draft Generic Environmental Impact Statement (DGEIS) on the proposed World Trade Center Memorial and Redevelopment Plan (Proposed Action).

The Project Site consists of the World Trade Center Site (WTC Site) and the Adjacent Sites in Lower Manhattan, New York, New York. The WTC Site is an approximately 16-acre parcel bounded by Liberty Street, Church Street, Vesey Street, and Route 9A. The Adjacent Sites include the Southern Site and the below-grade portion of Site 26 at Battery Park City. The Southern Site comprises two adjacent blocks south of the WTC Site -- one bounded by Liberty, Washington, Albany, and Greenwich Streets, and the other bounded by Liberty, Cedar, and Washington Streets and Route 9A -- and portions of two streets: Liberty Street between those blocks and the WTC Site, and Washington Street between Cedar and Liberty Streets. Site 26 is half the block bounded by North End Avenue, Murray and Vesey Streets, and Route 9A on the eastern side of the Embassy Suites Hotel.

The Proposed Action would provide for the construction on the Project Site of a World Trade Center Memorial and memorial-related improvements, up to 10 million square feet of above-grade Class A office space, plus associated below-grade parking, storage, mechanical, loading, and other non-office space, up to 1 million square feet of retail space, a hotel with up to 800 rooms and up to 150,000 square feet of conference space, new open space areas, museum and cultural facilities, and certain infrastructure improvements.

The DGEIS has been prepared pursuant to NEPA and is also consistent with New York's State Environmental Quality Review Act and its implementing regulations. The alternatives considered in the DGEIS include a no-action alternative, and a reasonable range of other alternatives, including a Memorial-only alternative, a restoration alternative, a rebuilding alternative, a WTC Site-only alternative, an enhanced green construction alternative, and a reduced impact alternative. The analyses and impact assessments in the DGEIS consider potential impacts to land use and public policy, urban design and visual resources, historic resources, open space, shadows, community facilities, socioeconomic conditions, neighborhood character, hazardous materials, infrastructure/safety/security, traffic and parking, transit and pedestrians, air quality, noise, coastal zone, floodplain, natural resources, electromagnetic fields,

environmental justice, and construction. The DGEIS also considers mitigation measures, alternatives, unavoidable adverse impacts, short-term effects vs. long-term benefits, irreversible and irretrievable commitments of resources, indirect and cumulative effects and other areas of potential environmental impact.

For additional information concerning this document contact:

William H. Kelley, Planning Project Manager, Lower Manhattan Development Corporation, One Liberty Plaza, 20th Floor, New York, NY 10006; Telephone: (212) 962-2300; Fax: (212) 962-2431; E-mail: wtcenvironmental@renewnyc.com.

A 45-day period has been established for comments regarding this document. Comments must be received by 5 PM Eastern Daylight Time on March 15, 2004. Comments received after 5 PM EDT on March 15, 2004 will not be considered. Written comments on the DGEIS will be accepted at the following address:

Lower Manhattan Development Corporation
Attention: Comments WTC Memorial and Redevelopment Plan/DGEIS
One Liberty Plaza, 20th Floor
New York, NY 10006

Comments on the DGEIS may also be submitted until 5 PM EDT on March 15, 2004, through LMDC's website, http://www.renewnyc.com/plan_des_dev/frm_comments.asp, by choosing the category "Environmental/Plan Review."

Two public hearings on the DGEIS will be held on February 18, 2004, at the Michael Schimmel Center for the Arts at Pace University, located at Spruce Street between Park Row and Gold Street in the Borough of Manhattan, one from 1 PM to 5 PM and one starting at 6 PM. The public meeting site is accessible to the mobility-impaired. Interpreter services will be available for the hearing-impaired upon advance request.

Kevin Rampe
President
Lower Manhattan Development Corporation

Date of Approval