

LEGAL NOTICE—LOWER MANHATTAN DEVELOPMENT CORPORATION NOTICE OF PUBLIC HEARINGS TO BE HELD WEDNESDAY, FEBRUARY 18, 2004

PURSUANT TO SECTION 16 OF THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION ACT IN CONNECTION WITH THE PROPOSED WORLD TRADE CENTER MEMORIAL AND CULTURAL PROGRAM

PLEASE TAKE NOTICE that two public hearings, open to all persons, will be held 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 on Wednesday, February 18, 2004, 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 and The Port Authority of New York and New Jersey, pursuant to Section 16 of the New York State Urban Development Corporation Act (Chapter 174, Section 1, Laws of 1968, as amended; the “UDC Act”) to consider the Amended General Project Plan (the “Amended GPP”) for the proposed World Trade Center Memorial and Cultural Program (the “Project”) described below.

The public hearings are for the purpose of informing the public about the Project and for giving all interested persons an opportunity to give testimony or comment on the Amended GPP, pursuant to Section 16 of the UDC Act.

The public purposes of the Project include (a) the creation of the permanent memorial remembering and honoring the thousands of innocent men, women, and children lost in the terrorist attacks on September 11, 2001 and February 26, 1993 (the “Memorial”) and (b) the rebuilding of the World Trade Center site (the “WTC Site”) and the Adjacent Sites referred to below as a mixed-use center of commerce, public spaces, and culture, with the Memorial at its heart.

A number of LMDC discretionary actions are subject to review pursuant to the UDC Act, including LMDC’s approval of the Amended GPP. After the public hearing is held and a thirty-day public comment period is concluded pursuant to applicable laws, a revised General Project Plan (“Revised GPP”) will be completed and LMDC’s Directors will be requested to affirm or, if appropriate, modify the Revised GPP and make statutory findings under the UDC Act and other applicable law.

I. Project Location: The Project Site is located in Lower Manhattan on three sites: (i) the WTC Site, bounded by West, Vesey, Church, and Liberty Streets; (ii) the adjacent two city blocks south of the WTC Site, one bounded by Liberty, Washington, Albany and Greenwich Streets, and the other bounded by Liberty, West, Cedar and Washington Streets, and a portion of two streets, Liberty Street between those blocks and the WTC Site, and Washington Street between Cedar and Liberty Streets (collectively, the “Southern Site”); and (iii) below-grade portions of Site 26 in Battery Park City (“Site 26”), bounded by North End Avenue and Murray, West and Vesey Streets (the Southern Site and Site 26 are referred to collectively as the “Adjacent Sites”).

II. Project: The World Trade Center Memorial and Cultural Program, for which construction is expected to begin on or before January 2005, includes the planning, selection, coordination and construction of the Memorial and the planning and possible construction of memorial-related improvements, and museum and cultural uses at the

Project Site to complement the redevelopment of commercial office space, retail space, conference center and hotel facilities, open space areas, a reconstructed church and certain infrastructure improvements at the Project Site (the “Redevelopment Program”). LMDC and Port Authority have coordinated the planning of these Programs that together constitute a land use improvement and civic project for the redevelopment of the Project Site (the “WTC Memorial and Redevelopment Plan”). The planning process will also include other appropriate public and private entities.

Availability of the Amended GPP

The Amended GPP as approved by LMDC’s Board on September 16, 2003 is on file at LMDC, One Liberty Plaza, 20th Floor, New York, New York and is available for inspection by the general public between the hours of 9:30 a.m. and 4:00 p.m., Monday through Friday, public holidays excluded. Copies of the Amended GPP are available, without charge, to any person requesting such copies at the office of LMDC at the address given above and is also available on LMDC’s website: www.RenewNYC.com in the “Planning, Design & Development” section, or by contacting 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. Pursuant to Section 16(2) of the UDC Act, LMDC also has filed a copy of the Amended GPP, and the findings required pursuant to Section 10 of the UDC Act, in the offices of the Clerks of the County and City of New York, and has provided copies thereof to the Mayor of the City of New York, the Borough President of the Borough of Manhattan, the Chair of the City Planning Commission, and the Chair of Manhattan Community Board No. 1. Copies of the Amended GPP also will be available at the hearing location during the hearings.

Receipt of Comments

Comments on the Amended GPP are requested and may be made orally or in writing at the hearings on February 18, 2004. Following the hearings on the Amended GPP, the public comment period on the Amended GPP will remain open for written comments, which must be received by LMDC by 5 PM EDT on March 19, 2004. Comments should be sent to:

Lower Manhattan Development Corporation
Attention: Comments WTC Memorial and Redevelopment Program GPP—One Liberty Plaza, 20th Floor— New York, NY 10006

Comments on the Amended GPP may also be submitted until 5 PM EDT on March 19, 2004, through LMDC’s website, www.renewnyc.com/plan_des_dev/frm_comments.asp, by choosing the category “Environmental/Plan Review.” Comments received after the close of business on March 19, 2004 will not be considered.

Dated: January 16, 2004, New York, New York
LOWER MANHATTAN DEVELOPMENT CORPORATION
Kevin M. Rampe, President