

LOWER MANHATTAN DEVELOPMENT CORPORATION

**Final Action Plan
For
Lower Manhattan Disaster Recovery and Rebuilding Efforts**

Overview

The Lower Manhattan Development Corporation (LMDC) is the recipient of a \$2 billion federal grant for the World Trade Center (WTC) disaster recovery and rebuilding efforts for Lower Manhattan. LMDC received \$783 million in additional federal funds for damaged properties and businesses (including the restoration of utility infrastructure) as well as economic revitalization related to the terrorist attacks at the WTC Site. Both of these federal grants are administered by the United States Department of Housing and Urban Development (HUD).

LMDC's 12 Partial Action Plans have been approved by HUD and allocate much of the funds within the \$2 billion grant towards remembrance, rebuilding, and renewal initiatives in Lower Manhattan, defined by LMDC as the entire area of Manhattan below Houston Street. All funds within the \$783 million grant were allocated through Partial Action Plans S1 and S-2. This Final Action Plan details the proposed expenditure of the remaining funds within the \$2 billion grant, totaling \$184,950,849 as well as potential additional remaining funds of as much as \$9,500,000. The sources for the proposed allocations in this Final Action Plan are previously unallocated funds as well as funds reallocated through amended Partial Action Plans 1, 2, 4, 6, 8, 9, and 11. Partial Action Plans 4, 6, 8, and 11 amendments are currently available for public comment. Approved, amended, and proposed amended Partial Action Plans are available on LMDC's website, www.renewyc.com, at http://www.renewnyc.com/FundingInitiatives/partialact_plans.asp

This Final Action Plan proposes allocating the remaining funds to the following programs:

| Final Action Plan Activities | Allocation |
|--|----------------------|
| I. WTC Memorial/Museum Reserve Fund | \$45,000,000 |
| II. Affordable Housing | \$12,000,000 |
| III. Community and Cultural Enhancements | \$60,950,849 |
| IV. Economic Development | \$30,000,000 |
| V. Education | \$6,000,000 |
| VI. Transportation Improvements | \$31,000,000 |
| Total | \$184,950,849 |

Any change greater than 5% in the funding committed to a certain program, the addition or deletion of any program, or change in the designated beneficiaries of a program constitutes a substantial amendment and such amendment will be available for public review and approval by HUD.

To date, HUD has approved 14 Partial Action Plans totaling nearly \$2.6 billion out of the \$2.78 billion allocation:

| PAP No. | Purpose of Partial Action Plan | Date Approved or Amended | Total PAP Expenditure |
|----------------|--|---------------------------------|------------------------------|
| 1 | Residential Grant Program, Employment Training Assistance Program, Interim Memorial, and Planning and Administration | 09/27/2006 | \$253,203,500 |
| 2 | Business Recovery and Economic Revitalization | 09/27/2006 | \$329,000,000 |
| 3 | Cultural and Community Development | 06/14/2003 | \$24,047,048.42 |

| | | | |
|---|---|--|------------------------|
| | Amendment Community Development | 2/28/2006 | \$570,000.00 |
| 4 | Short Term Capital Projects, Long Term Planning, Supplemental Funds for Business Recovery Grant Program | 08/06/2003 | \$154,305,603.00 |
| | Amendment to Short Term Capital Projects, Long Term Planning, and Business Recovery Program | Draft for Public Comment Released 9/29/2006 | |
| S-1 | New York Firms Suffering Disproportionate Loss of Life | 09/15/2003 | \$33,000,000.00 |
| S-2 | Utility Restoration and Infrastructure Rebuilding | 09/15/2003 | \$750,000,000.00 |
| | Amendment to Utility Restoration and Infrastructure Rebuilding | Draft for Public Comment Released 09/29/2006 | |
| 5 | Tourism and Communications | 01/28/2004 | \$2,421,052.63 |
| 6 | Revised Affordable Housing Program | 11/18/2005 | \$44,631,578.95 |
| | Amendment to Affordable Housing Program | Draft for Public Comment Released 09/29/2006 | |
| 7 | WTC Memorial and Cultural Program and Lower Manhattan Tourism | 07/06/2004 | \$176,134,105.26 |
| | Amendment to WTC Memorial and Cultural Program | 06/08/2005 | \$45,305,031.58 |
| 8 | WTC Memorial and Cultural Program, Related Initiatives, and Lower Manhattan Tourism as amended | 10/06/2005 | \$93,391,473.69 |
| | Amendments to WTC Memorial and Cultural Program, Tribute in Light, and Living Memorial | Draft for Public Comment Released 09/29/2006 | |
| | Memorial Foundation (Funds generated from program income and not 2.78 billion allocation) | 11/23/2004 | \$1,000,000.00 |
| 9 | WTC Memorial and Cultural Program, Tribute Visitors' Center, LowerManhattan.info, Pace Green Roof | 9/27/2006 | \$70,994,736.84 |
| | Amendment to WTC Memorial and Cultural Program and Planning and Administration | | |
| 10 | Lower Manhattan Revitalization Programs, Lower Manhattan Tourism, Planning and Administration | 2/28/2006 | \$301,458,947.00 |
| 11 | WTC Memorial and Cultural Program, Cultural Enhancement Initiatives, and the Drawing Center | Draft for Public Comment Released 9/29/2006 | \$162,086,073.63 |
| | Amendments to Cultural Enhancement Initiatives and the Drawing Center | | |
| 12 | WTC Memorial and Cultural Program, Fulton Corridor Revitalization Program, and Lower Manhattan Neighborhood Parks and Open Spaces | 7/14/2006 | \$157,500,000.00 |
| FAP | WTC Memorial Reserve, Affordable Housing, Community and Cultural Enhancements, Economic Development, Education, Transportation Improvements | Draft for Public Comment Released 9/29/2006 | \$184,950,849.00 |
| Total Funding Allocated To Date from \$2.78 billion allocation | | | \$2,783,000,000 |

National Objective

The LMDC is a subsidiary of the New York State Urban Development Corporation d/b/a Empire State Development that was created in December 2001 to oversee the rebuilding and revitalization of Lower Manhattan. The activities contained in this Final Action Plan have been designed to meet the particularly urgent community development needs resulting from the September 11th WTC disaster. These activities also have particular urgency because LMDC has determined that existing conditions resulting from the September 11th WTC disaster pose a serious and immediate threat to the health or welfare of the City of New York and the individual residents of the City and other financial resources are not available to meet such needs. Funds allocated in this Final Action Plan are for the prevention of blight that could result absent intervention to address the existing conditions resulting from the events of September 11th. Funds allocated in this Final Action Plan will also benefit low-and-moderate-income people. The geographic focus of this Final Action Plan is the entire area of Manhattan south of Houston Street.

Public Comment to the Final Action Plan

This Final Action Plan proposes to allocate funding for the WTC Memorial/Museum and Lower Manhattan Community Revitalization Initiatives.

This Final Action Plan was made available to the public for comment from September 29, 2006 through October 30, 2006. Comments were accepted by posted mail and electronic mail. LMDC placed Invitations to Public Comment for Partial Action Plan in English, Spanish and Chinese daily newspapers and in weekly community newspapers serving Lower Manhattan. In addition, the text of the draft plan was made available on LMDC's website (www.renewnyc.com).

LMDC delivered and mailed copies of this Final Action Plan in English, Spanish, and Chinese to more than 90 community, residential, civic and cultural organizations throughout Lower Manhattan, including Community Board 1, 2 and 3, several tenants' associations and public libraries. In addition, LMDC sent electronic notices of Final Action Plan in three languages to elected officials, LMDC's Advisory Council members, and over 140 Lower Manhattan civic, community and cultural organizations.

LMDC did not receive any comments on the Final Action Plan.

Public Participation to Date

As described in earlier PAPs, LMDC has solicited and received an unprecedented amount of public comment from around the world regarding the rebuilding of the WTC Site, the creation of a permanent memorial, and the revitalization of Lower Manhattan. LMDC also established several Advisory Councils representing a broad spectrum of groups affected by the WTC attacks, including victims' families, business owners, arts and cultural institutions, and downtown residents that have consulted with LMDC on issues of concern to their respective constituencies. Additionally, LMDC's special Advisory Committees such as the Memorial Mission Statement and Program Committees, the Memorial Center Advisory Committee, the 130 Liberty Street Advisory Committee, and the Section 106 Historic Resources Consulting Parties provide guidance on specific projects and issues.

LMDC has sponsored and participated in over 100 public meetings and workshops to provide the public with forums to express their views on redevelopment of Lower Manhattan, in the aftermath of September 11, 2001. In addition to large-scale public meetings, LMDC, in conjunction with The City of New York, conducted a series of outreach workshops on overall funding priorities for each of Lower Manhattan's neighborhoods in 2003. At the workshops, participating members of the community described priorities for their communities and proposed projects to address those priorities. The report on these workshops is available on the LMDC website at www.renewnyc.com. Public meetings have also focused on a variety of

specific topics, including the environmental review process, WTC site planning, the creation of a permanent memorial, neighborhood funding priorities, content for the Memorial Museum, and cultural, recreational, and other public spaces.

LMDC conducts additional outreach initiatives, participates in Community Board meetings; and meets regularly with community groups, civic organizations, and public officials. LMDC has sponsored several public exhibits that have provided visitors with information and the opportunity to submit written comments on the revitalization efforts. LMDC has received over 10,000 comments at these exhibits and through the LMDC website. LMDC also receives additional input on potential Lower Manhattan projects and programs in the form of unsolicited proposals and funding applications.

Based on public input, LMDC produced numerous program documents that have guided the redevelopment and revitalization process, beginning with *The Principles and Preliminary Blueprint for the Future of Lower Manhattan* in 2002. This document established the groundwork for the rebuilding and revitalization efforts by outlining the goals and objectives for the revitalization, along with the necessary actions to realize them. This and other information regarding public participation in the redevelopment and revitalization process are available on the LMDC website at www.renewnyc.com.

On April 13, 2005, the LMDC released a report titled *The Public Dialogue and Lower Manhattan Revitalization Initiatives* that outlined the principles, objectives, priorities, and allocation options for LMDC's remaining CDBG funds. LMDC solicited, received, and reviewed hundreds of public comments through May 1, 2005, and released a revised Funding Allocation Framework on May 25, 2005.

On June 16, 2005, the LMDC Board of Directors adopted a Funding Allocation Plan, consistent with the Funding Allocation Framework, for the remaining federal CDBG funds. The Funding Allocation Plan outlined the allocation of funds for specific projects at the WTC Site and throughout Lower Manhattan. The Funding Allocation Framework and the Funding Allocation Plan are available on the LMDC's website at www.renewnyc.com.

In July, 2006, the LMDC announced that it has fulfilled its mission and will be transitioning responsibilities to other government agencies and non government entities. As a result, the LMDC Board of Directors authorized the issuance of this Final Action Plan which allocates LMDC's remaining funds to projects that, through its extensive public process, LMDC has determined are priorities for the rebuilding and revitalization of Lower Manhattan.

I. World Trade Center Memorial and Cultural Program

Needs and Objective

On September 11, 2001, terrorist attacks killed 2,749 people and destroyed every structure on the WTC Site, including all five office towers, commercial and governmental low-rise buildings, the hotel, the central outdoor plaza, the underground concourse, PATH terminal and subway stations. Nearby structures immediately to the south of the WTC Site were also destroyed or damaged; the Deutsche Bank office tower at 130 Liberty Street was severely damaged and St. Nicholas Church at 155 Cedar Street was destroyed. Together, these devastated sites totaled over 20 acres and the aftermath rippled throughout Lower Manhattan. The significant loss of life, jobs, and commercial and open space has affected the vitality of Lower Manhattan and continues to pose a threat to the financial, emotional, and cultural vitality of the neighborhood. As outlined in Partial Action Plans 7, 8 and 11, the WTC Memorial and Cultural Program is intended to counter the blighting effect of the events of September 11, 2001, and to provide a permanent memorial that will allow future generations to remember and honor the nearly 3,000 people who died on that day in New York City, in Shanksville, Pennsylvania, and at the Pentagon, as well as those who died in the terrorist bombing at the WTC on February 26, 1993. The project will remember and restore the WTC

Site, repair the underlying fabric of Lower Manhattan, and foster the growth of Lower Manhattan as a vibrant cultural and financial district.

World Trade Center Memorial and Redevelopment Plan

The culmination of LMDC's planning efforts for the redevelopment of the WTC area is the World Trade Center Memorial and Redevelopment Plan (WTC Plan), developed in cooperation with The Port Authority of New York and New Jersey (Port Authority), the owner of the WTC Site. LMDC employed an extensive public process for over two years to develop the WTC Plan and related initiatives. As part of the Plan, LMDC proposes to implement new memorial and cultural uses, including the Memorial, Memorial Museum, and a Visitor Orientation and Education Center (VOEC), as outlined in LMDC's World Trade Center Memorial and Cultural Program General Project Plan (GPP), as amended. The Port Authority will be responsible for the commercial, retail, conference center and hotel facilities, open space areas, and infrastructure components of the WTC Plan. LMDC conducted a coordinated environmental review of the combined WTC Plan. Detailed information regarding the components of this process may be found on LMDC's website at www.renewnyc.com under the links titled "Memorial" and "Planning, Design & Development."

World Trade Center Memorial Foundation, Inc.

The World Trade Center Memorial Foundation, Inc. (WTC Memorial Foundation) is a not-for-profit corporation established to (i) honor the innocent men, women and children murdered in the horrific terrorist attacks of September 11, 2001 and February 26, 1993 through the creation of a permanent memorial at the World Trade Center site and (ii) promote the economic and cultural vitality of lower Manhattan through the development of cultural facilities at the World Trade Center site. The WTC Memorial Foundation Board of Directors is composed of civic and business leaders, leading philanthropists, statesmen, and victims' family members from around the world. In addition, Presidents Gerald Ford, Jimmy Carter, George H.W. Bush, and William J. Clinton serve as Honorary Members, and have pledged their support for the Foundation. For more information regarding the World Trade Center Memorial Foundation, Inc. please visit the website at: <http://www.wtcmemorialfoundation.org>

The Memorial, Memorial Museum, and cultural institutions will be funded with a combination of public resources, private funds donated by individuals and groups, and investments that will be made by the cultural institutions that are located on the WTC Site, including more than \$300 million from LMDC.

World Trade Center Memorial and Cultural Program – Project area

The project area is located in Lower Manhattan on two sites (i) the WTC site, bounded generally by West, Vesey, Church, and Liberty Streets; and (ii) several parcels immediately to the south of the WTC Site, comprising (a) two city blocks, one bounded by Liberty, Washington, Albany and Greenwich Streets, and the other bounded by Liberty, West, Cedar and Washington Streets, (b) subsurface portions of Liberty Street between the eastern side of West Street to the western side of Greenwich Street, (c) Washington Street from the northern side of Cedar Street and to the southern side of Liberty Streets, and (d) subsurface portions of Cedar Street from the eastern side of West Street to the eastern side of Washington Street (collectively, the "Southern Site"). The Southern Site includes those properties commonly known as 130 Liberty Street, 140 Liberty Street, and 155 Cedar Street.

World Trade Center Memorial and Cultural Program – Project objectives

As outlined in Partial Action Plan 7, the WTC Memorial and Memorial Museum (Memorial/Museum) are at the heart of the WTC Memorial and Cultural Program and will serve to both remember and honor the victims of the September 11, 2001 and February 26, 1993 terrorist attacks and revitalize Lower Manhattan,

preventing blight, and addressing existing conditions at the WTC Site resulting from the events of September 11, 2001.

LMDC has partnered with the WTC Memorial Foundation on a broad spectrum of activities related to the planning, design, and implementation of the WTC Memorial and Cultural Program. In this Final Action Plan, LMDC proposes to provide \$45,000,000 of funding for a reserve fund for the Memorial/Museum. Funds will be available to address unforeseen events or unavoidable costs related to the construction of the Memorial/Museum, including possible excess infrastructure costs. These funds would be available to supplement LMDC's allocations to the Memorial/Museum project to date, which include \$250,000,000 to the WTC Memorial Foundation for design and construction as well as \$12,875,000 for planning.

The Port Authority is also committing to fund any additional costs beyond the anticipated budget for the Memorial/Museum up to \$45,000,000, including the first \$25,000,000. LMDC's funds will be administered by The City of New York who, with the Port Authority, and the WTC Memorial Foundation, will determine if any of LMDC's reserve funds are needed for the project.

Beneficiaries

The beneficiaries of the Memorial/Museum are the thousands of relatives and friends of the nearly 3,000 victims of September 11, 2001, and February 26, 1993 and the thousands of visitors projected annually. The Memorial/Museum will provide a place to remember and honor those killed and to foster greater public awareness of the events of February 26, 1993, and September 11, 2001, and the impact on the victims' families, survivors, area residents, New York City, and beyond. This project will also benefit businesses, workers, and residents throughout Lower Manhattan and will contribute to the overall economic recovery of Lower Manhattan and New York City, including low and moderate income persons.

Schedule

LMDC has carried out activities relating to the development and implementation of the WTC Plan since early 2002. The full implementation of the WTC Plan, including the Memorial/Museum, was begun by the LMDC and the WTC Memorial Foundation in 2004 and will extend through 2015.

Federal and other resources

This Final Action Plan proposes allocating up to an additional \$45,000,000 for the Memorial/Museum. Through Partial Action Plans 8, 11, 12, and S-2, LMDC has allocated \$262,875,000 to the project. The Memorial/Museum is budgeted to cost \$510,000,000. Additional funds will come from private contributions and other government entities, including the Port Authority.

II. Affordable Housing

Background

In the aftermath of September 11, many members of the Lower Manhattan residential and business communities experienced significant challenges, including financial challenges. These challenges have been and continue to be augmented by an existing need for affordable housing. To date, LMDC has received specific public comments on the need for affordable housing in Lower Manhattan. In July and August 2003, LMDC and the City of New York held seven community workshops in Lower Manhattan to determine the needs of residents, businesses, and other members of Lower Manhattan communities, and to discuss way in which to address these needs. At the community workshops, residents and community-based organizations voiced concerns about a lack of affordable housing in Lower Manhattan. The need to build new and preserve affordable housing was widely discussed. LMDC has also received comments relating to

affordable housing via its Funding Application Process. Moreover, elected officials, community-based organizations, and planning organizations have recommended the creation and preservation of affordable housing in Lower Manhattan. In *New York City's Vision for Lower Manhattan*, Mayor Bloomberg set forth a plan to create new units of housing over the next ten years.

The creation of affordable housing also corresponds with LMDC's early *Principles and Revised Preliminary Blueprint for the Future of Lower Manhattan*, which recommends, "expanding the residential population to create a strong sense of community throughout Lower Manhattan." It also recommends that, "... this housing must be for a wide variety of income levels."

On November 8, 2005, HUD approved Partial Action Plan 6 that provided an allocation of \$50 million for Affordable Housing programs. The projects included within Partial Action Plan 6 were:

- Tribeca Site 5B
- Chinatown/Lower East Side Acquisition Program
- Masaryk Towers Preservation
- Knickerbocker Village
- Fulton Corridor Residential Rehabilitation and Conversion Program

While Affordable Housing remains a priority of the LMDC and the City of New York, LMDC and the New York City Department of Housing Preservation and Development (HPD) have determined that the Fulton Corridor Residential Rehabilitation and Conversion Program will not be effective as initially envisioned. Through this Final Action Plan, LMDC is reallocating the \$8 million from the Fulton Corridor Program and adding an additional \$4 million, for a total of \$12 million for an affordable housing program in Lower Manhattan to be developed and administered by the City of New York.

Project Description

HPD will administer and allocate funds to projects that (1) provide affordable housing for low, moderate and middle income residents through the preservation of Mitchell Lama or other affordable housing complexes, acquisition of new land or properties for affordable housing or the creation of incentives for the private sector to develop affordable housing;¹ (2) are located in Lower Manhattan; (3) spend no more than \$100,000 per dwelling unit preserved or created; and (4) are consistent with the goals and principles outlined in HPD's *"The New Housing Marketplace: Creating Housing for the Next Generation."*²

Up to 10% of the Affordable Housing allocation may be used for project administration.

Schedule

Projects to be funded by the Affordable Housing Program are expected to be identified by December 31, 2007 and completed by December 31, 2009.

¹ Low income households are defined as those with income less than 50% of AMI, moderate income households are defined as those with income from 50% to 80% of AMI, and middle income households are defined as those with income less than 175% of AMI.

² HPD developed *The New Housing Marketplace* with an extensive advisory board and input from community boards and elected officials. It can be found at <http://www.nyc.gov/html/hpd/downloads/pdf/10yearHMplan.pdf>.

Program Objective

The creation of affordable housing is as a key component of a strong and vibrant Lower Manhattan community. As stated in LMDC's *Principles and Revised Preliminary Blueprint for the Future of Lower Manhattan* "expanding the residential population [would] create a strong sense of community throughout Lower Manhattan," and "this housing must be for a wide variety of income levels." The Affordable Housing Program would help achieve that outcome.

Beneficiaries

This Affordable Housing program will benefit moderate and low income residents of Lower Manhattan.

Project Area

The project area for the Affordable Housing Program is defined as Manhattan, south of Houston Street.

Total Estimated Cost

This Final Action Plan allocates \$12,000,000 of federal funds for affordable housing, bringing the total LMDC allocation for affordable housing to \$54,000,000. Other government and/or private resources may supplement these funds.

III. Lower Manhattan Community and Cultural Enhancement Funds

Project Description

LMDC proposes to allocate up to \$60,950,489 (with potential additional funding of \$9,500,000) for the Lower Manhattan Community Enhancement Fund and the Lower Manhattan Cultural Enhancement Fund. The Community and Cultural Enhancement Funds will be used to address a range of community and cultural needs by providing grants, through a competitive selection process, to not-for-profit and government organizations for projects and programs that demonstrate the ability to spur long-term Lower Manhattan revitalization, benefiting area residents, workers, businesses, and visitors.

Community Enhancement Fund

Community Enhancement Funds will be allocated by LMDC to not-for-profit organizations whose projects support community facilities or programs that (a) provide education, employment, and health care services, and/or (b) recreational or community gathering needs. Also eligible are capital projects to acquire, enhance access to, improve, or rehabilitate existing community facilities.

Funding application forms and guidelines, including criteria for selection, for the Community Enhancement Fund were made available on LMDC's website, www.renewync.com on October 13th 2006. Applications are due on November 10th, 2006. LMDC will review applications and convene an Advisory Panel comprised of representatives from New York City and State agencies and others knowledgeable about the needs of Lower Manhattan, which will make funding recommendations to LMDC based on the guidelines.

Cultural Enhancement Fund

The Cultural Enhancement Fund will be allocated by the LMDC to not-for-profit organizations whose projects and programs provide cultural facilities or programming in Lower Manhattan and demonstrate the ability to spur long-term Lower Manhattan revitalization, and benefit area residents, workers, businesses and visitors. Grants will be provided to not-for-profit organizations that, through proposed or existing

facilities and activities, demonstrate excellence, animate the neighborhood and support cultural life in Lower Manhattan. Emphasis will be placed on projects that received planning grants in the first round of cultural funding (as approved in Partial Action Plan 11) as well as new proposals that have the potential to contribute to the development of clusters or corridors of cultural activity in revitalization zones, including the World Trade Center area, Fulton and Greenwich Streets and the waterfronts.

Funding applications for the Cultural Enhancement Fund will be submitted to LMDC in accordance with the application forms and guidelines, including criteria for selection, that were used in the first round of the Cultural Enhancement Fund and are available on LMDC's website, www.renewnyc.com. LMDC will review applications and convene an Advisory Panel comprised of representatives from New York City and State agencies and others knowledgeable about the needs of Lower Manhattan, which will make funding recommendations to LMDC based on the guidelines. Any funding not awarded through the Cultural Enhancement Fund process will be allocated using the same application and guidelines for the Community Enhancement Fund described above.

Drawing Center

Up to \$8 million of this fund will be allocated to the Drawing Center for capital expenditures related to a new location in Lower Manhattan. The Drawing Center's new location will allow the institution to reach larger and more diverse audiences through a variety of exhibitions and programs, as well as expand and broaden its educational programming. The selected site for the Drawing Center must be located in Lower Manhattan. The lease and any related transaction, including the amount of LMDC funding, would be subject to evaluation and approval by the City. Any funding not approved will be allocated using the same application and guidelines for the Community Enhancement Fund process as described above.

Up to 10% of the Community and Cultural Enhancement Funds may be used for project administration.

Schedule

The Community Enhancement Fund application and review process are expected to be completed in early 2007. The Cultural Enhancement Fund application and review process are expected to be completed by December 31, 2007. The Drawing Center is expected to identify a location by December 31, 2007.

Program Objectives

Following an extensive public outreach and planning process, providing amenities and services necessary to support the residential and business community has emerged as an important Lower Manhattan redevelopment objective. Providing necessary, amenities, including but not limited to, infrastructure, services, and recreational activities, would serve as a catalyst for increased residential, commercial, retail, and other neighborhood activities. In realizing this objective, the Community and Cultural Enhancement Funds are intended for projects in Lower Manhattan that would meet the needs resulting from the events of September 11, 2001, address or prevent blight, and benefit low-and-moderate-income communities. Funded projects would have the capacity to spur the revitalization of Lower Manhattan and successfully benefit area businesses, residents, and/or visitors.

Beneficiaries

The Lower Manhattan Community and Cultural Enhancement Funds would benefit Lower Manhattan area residents, workers, businesses, and not-for-profit organizations. The Fund is intended to benefit low-and-moderate-income people, address or prevent blight, and meet needs resulting from September 11, 2001.

Project area

The project area for the Community and Cultural Enhancement Funds is as Manhattan, south of Houston Street.

Federal and other resources

This Final Action Plan proposes allocating up to \$60,950,489 (with potential additional funding of \$9,500,000) for the Community and Cultural Enhancement Funds. Other government and/or private resources may supplement these funds.

IV. Economic Development

Background

For Lower Manhattan to continue to recover from the attacks of September 11, new opportunities to increase economic activity must be developed. Creating new residential neighborhoods, attracting new commercial and retail tenants to Lower Manhattan, and spurring construction that will generate new jobs are important goals that are consistent with LMDC's *Principles and Revised Preliminary Blueprint for the Future of Lower Manhattan*. One project that explored to reconnect Lower Manhattan's neighborhoods, create a new residential neighborhood, and generate new jobs is the Greenwich Street South Plan, which would revitalize the area between Liberty Street and Battery Place, from Broadway to West Street. The 8-acre Brooklyn Battery Tunnel Plaza, which runs along Greenwich Street, represents the single-largest development opportunity downtown after the World Trade Center site. An LMDC study of Greenwich Street South has looked at ways to unlock the full potential of the Brooklyn Battery Tunnel Plaza, examining ways to incorporate new housing and neighborhood amenities into the area as well as ways to create new connections between neighborhoods. A bus garage for commuter buses is also under consideration. This funding could support the regulatory review and implementation of the revitalization of Greenwich Street South.

Description

This Final Action Plan allocates \$30 million for economic development initiatives in Lower Manhattan. The New York City Economic Development Corporation (EDC) will allocate these funds to projects that EDC identifies and determines will (1) increase economic activity in Lower Manhattan by spurring and promoting additional commercial and residential development; (2) attracting businesses and residents to locate in Lower Manhattan; and/or (3) providing short-term and/or long-term jobs in Lower Manhattan. Prior to allocating funding to any project, EDC will engage public participation in the review of the project's ability to promote one or more of the above three goals and solicit and consider public input by:

- Making available a detailed project description on the EDC website and at public libraries in Lower Manhattan,
- Distributing the detailed project description to the area Community Board(s) and the relevant City, State and Federal elected officials,
- Meeting with the relevant elected officials and Community Board, and
- Accepting written comments about the proposed project via mail and electronically (e.g., e-mail or via website).

Up to 10% of the Economic Development allocation may be used for project administration.

Schedule

The Economic Development Fund projects are expected to be identified by December 2007 and completed by December 2009.

Project objectives

Funds allocated in this Final Action Plan are to spur activity that will help the prevention of blight that could result absent intervention to address the existing conditions resulting from the events of September 11. Funds allocated in this Final Action Plan will also benefit low-and-moderate-income people.

Beneficiaries

The economic development projects to be funded would benefit Lower Manhattan residents, workers, businesses, and not-for-profit organizations, including low and moderate income persons and families.

Project area

The project area for the economic development program is Lower Manhattan.

Federal and other resources

This Final Action Plan allocates \$30,000,000 of federal funds for economic development projects. Other government and/or private resources may supplement these funds.

V. Education

Background

Lower Manhattan is now one of the fastest growing residential neighborhoods in New York City. As a result, the area has a pressing need for educational resources, including additional classroom space. Providing adequate educational resources has been identified as a key component for retaining families in Lower Manhattan and has been a priority of LMDC. In Partial Action Plan 10, the LMDC allocated \$20,000,000 toward the creation of a new K-8 school serving the residents of Lower Manhattan. Construction of that school is scheduled to begin in Fall 2006. In Partial Action Plan 4, LMDC allocated \$3 million for the construction of Millennium High School, the first open admission high school specifically serving children resident in Lower Manhattan. However, the School Construction Authority was able to construct that project without utilizing LMDC funds.

Description

East Side K-8 School

LMDC proposes allocating an additional \$3,000,000 to the East Side K-8 School, in addition to the \$20,000,000 allocated in Partial Action Plan 10. As outlined in Partial Action Plan 10, the construction of an east side K-8 public school has long been advocated by the downtown community. This project would create a K-8 public school consisting of approximately 97,000 gross square feet. The K-8 public school would be constructed in portions of the ground through fifth floors of a mixed-use development project, which would include residential condominium, rental apartments, an ambulatory care facility for NYU Downtown Hospital, and retail space, on Beekman Street adjacent to NYU Downtown Hospital and Pace University. The site is bounded by Spruce Street to the north, Beekman Street to the south, and William Street to the east.

LMDC proposes to allocate up to \$3,000,000 for costs associated with the school portion of the project and any necessary environmental review, which may include, but is not limited to, planning, design, and construction costs.

Lower Manhattan Educational Needs

This Final Action Plan proposes allocating \$3,000,000 for educational purposes in Lower Manhattan. Funds will be used to upgrade existing and/or create additional public school facilities, including classrooms, labs, theaters and recreation space. The New York City Department of Education and/or School Construction Authority will allocate funds to projects that are consistent with the projects, goals and principles outlined in the New York City Department of Education “*Children First 2005-2009 Five Year Capital Plan*” (<http://source.nycsca.org/pdf/may06plan-amendment.pdf>) or any amended version of the Plan. The Capital Plan was issued as a draft, was the subject of subsequent discussion with Community Education Councils, elected officials and other members of the public, and was approved in final form by the New York City Council. The funded projects will also be located in Lower Manhattan and serve low and moderate income students who live in Lower Manhattan.

Up to 10% of the Education allocation may be used for project administration.

Schedule

Construction of the East Side school is scheduled to begin before the end of 2006 and be completed for the opening of the 2008-09 school year.

The additional education projects are scheduled to be identified by December 31, 2007 and completed by December 31, 2009.

Project Objectives

Ensuring the stability and continued growth of the residential population has been identified as key in Lower Manhattan’s economic recovery from September 11. Quality local schools with sufficient seating capacity will help retain families in Lower Manhattan, as well as attract new families with school-age students. Funds allocated in this Final Action Plan are intended to help attract and retain families to Lower Manhattan, helping to prevent blight that could result absent intervention to address the existing conditions resulting from the events of September 11th. Funds allocated in this Final Action Plan will also benefit low-and-moderate-income people.

Beneficiaries

The projects to be funded will benefit Lower Manhattan area residents, children, and businesses, including low and moderate income persons and families.

Federal and Other Resources

This Final Action Plan allocates a total of \$6,000,000 of federal funds for education projects. Other government and/or private resources may supplement these funds.

VI. Transportation Improvements

Background

Access to transportation has been identified as a competitive advantage for Lower Manhattan. Access to subways, the PATH station, ferries, bridges and tunnels make Lower Manhattan an attractive place to live and work. As Lower Manhattan continues to grow, ensuring sufficient transportation will be a key to its continued success.

Description

This Final Action Plan allocates up to \$31,000,000 to address a range of transportation initiatives that will benefit commuters, businesses, residents and pedestrians in Lower Manhattan. The City of New York will allocate these funds to projects within Lower Manhattan that accomplish one or more of the following:

- improve mobility
- improve connectivity between Lower Manhattan, the rest of New York City and the surrounding region
- promote the livability of Lower Manhattan; and/or (4) encourage business development
- improve conditions for pedestrians and bicyclists;
- promote use of public transportation
- provide access to the streets for those vehicles that need it
- reduce congestion on the streets
- support traffic management and emergency response
- ease the impact of construction on residents, businesses and tourists

Prior to allocating funding to any project, the NYC Economic Development Corporation will engage public participation in the review of the project's ability to promote one or more of the above goals and solicit and consider public input by:

- Making available a detailed project description on the EDC website and at public libraries in Lower Manhattan,
- Distributing the detailed project description to the area Community Board(s) and the relevant City, State and Federal elected officials,
- Meeting with the relevant elected officials and Community Board, and
- Accepting written comments about the proposed project via mail and electronically (e.g., e-mail or via website).

Up to 10% of the Transportation allocation may be used for project administration.

Schedule

The Transportation projects are expected to be identified by December 31, 2007 and completed by December 31, 2009.

Project Objectives

Funds allocated in this Final Action Plan are for the prevention of blight that could result absent intervention to address the existing conditions resulting from the events of September 11th. Funds allocated in this Final Action Plan will also benefit low-and-moderate-income people.

Beneficiaries

The transportation improvement projects to be funded will benefit Lower Manhattan area residents, workers, businesses, and not-for-profit organizations, including low and moderate income persons and families.

Federal and Other Resources

This Final Action Plan allocates a total of \$31,000,000 of federal funds for education projects. Other government and/or private resources may supplement these funds.